

Hamilton Road

Central Southsea, PO5 2LX

Asking Price Of

£570,000

Rarely available three double bedroom semi-detached house with garage and off-road parking in Hamilton Road, Southsea. This property benefits from larger than average rooms, a South facing garden and is situated within walking distance of Southsea shopping centre and the seafront. Viewing is a must to appreciate all this house has to offer.



Property Features

- Semi Detached House
- Two Large Reception Rooms
- Garage
- South Facing Rear Garden
- Neutral Décor
- Three Double Bedrooms
- Three Bathrooms
- Gas Central Heating
- Off Road Parking Space
- Central Southsea

OVERVIEW

Hampshire Life Homes are delighted to offer for sale this large three bedroom semi detached house with garage and driveway parking in central Southsea location of Hamilton Road. Situated within walking distance of the shopping centre, bars and restaurants and very close to Southsea seafront this property needs to be viewed to appreciate all it has to offer.

ROOM MEASUREMENTS

Entrance Hall - 14' 6" x 5' 0" (4.42m x 1.53m)
Front Reception Room - 15' 5" x 13' 6" (4.72m x 4.12m)
Rear Reception Room - 15' 11" x 11' 5" (4.87m x 3.48m)
Kitchen/Breakfast Room - 12' 3" x 8' 10" (3.73m x 2.71m)
Utility Cupboard - 5' 2" x 2' 9" (1.58m x 0.85m)
Ground Floor Bathroom - 5' 8" x 4' 5" (1.75m x 1.36m)
First Floor Landing - 7' 2" x 6' 7" (2.20m x 2.01m)
Main Bedroom - 15' 7" x 13' 6" (4.76m x 4.13m)
Ensuite Bathroom - 9' 9" x 4' 5" (2.99m x 1.35m)
Bedroom Two - 15' 11" x 11' 4" (4.86m x 3.46m)
Bedroom Three - 12' 2" x 11' 11" (3.72m x 3.64m)
Garage - 16' 0" x 8' 0"
Rear Garden

PROPERTY DESCRIPTION

This lovely three-bedroom home retains many original features including picture rails, fireplaces, high skirting-boards and many original doors. All the ceilings have smooth plaster and ceiling roses, and the house is decorated in neutral tones throughout.

On entry through the front door, you are greeted with a large, bright entrance hall with stairs leading to the first floor and doors leading to both reception rooms and the kitchen.



On the ground floor there are two large reception rooms, both with picture rails, central ceiling rose and fireplaces. The front reception has a large square bay window and both rooms are finished in neutral colour scheme and carpets.

The kitchen is fitted with white gloss wall and floor cupboards with co-ordinated worktops and tiled splashback. There are 2 built-in under counter fridges and a built-in undercounter freezer. Freestanding electric cooker with fan oven. To the end of the kitchen there is a large rear window which overlooks the South facing garden. There is a useful larder cupboard which currently houses the tumble dryer.

From the kitchen you enter a small lobby where you will find doors to a large utility cupboard, the cloakroom and a side door leading into the garden. The utility cupboard houses the wall mounted gas boiler and the washing machine. The other side of the lobby you enter a small ground floor bathroom which is fitted with white sanitaryware to include low level WC, bath with shower over and pedestal wash hand basin.

On the first floor you will find a large landing area with doors leading to the bedrooms and bathroom. Here there is also access to the large loft space which is fitted with useful loft ladder. On the landing there is an original stained-glass window allowing natural light to fill this space.



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The main bedroom is situated to the front of the property and has a square bay window and retains the fireplace. The ensuite bathroom is fitted with large shower cubicle, WC and pedestal hand basin. The other two bedrooms are both doubles that overlook the rear aspect of the house and again both have fireplaces.

To the exterior of the house there is a single garage with light and power, which is fitted with a remote-control roller door to the front and has side door leading into the rear garden. The garage has a small hardstanding area to the front and next to it, a larger hardstanding on which to park your car.

The South facing rear garden has a side access gate and is fully enclosed, laid mainly to lawn with mature shrubs to borders.

This house is a rare find in central Southsea and should be viewed to appreciate all it has to offer.

MATERIAL INFORMATION

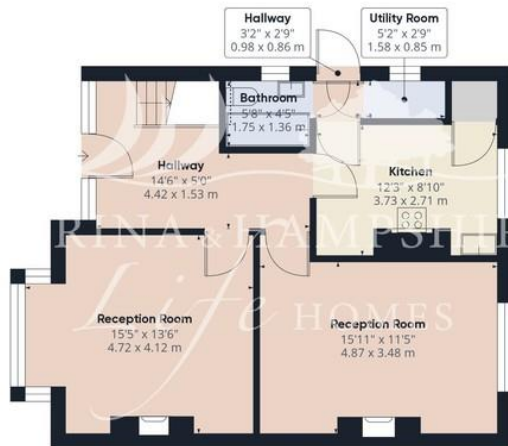
- Price (£) - 570,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band D, Portsmouth City Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Off road Hardstanding and Garage

- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

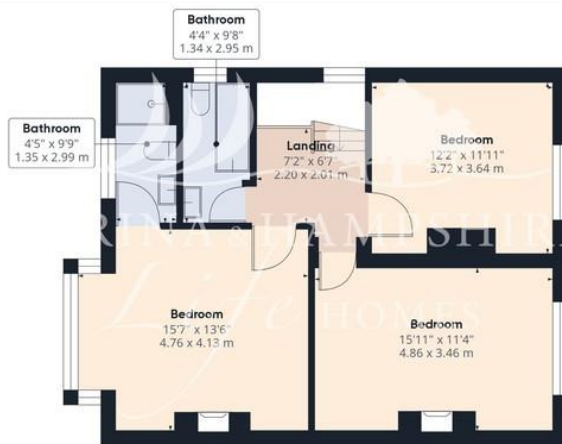
Note - The owner of this property is known to a member of staff on the Marina and Hampshire Life Homes team.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1305.78 ft²
121.31 m²

Reduced headroom

0.78 ft²
0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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