



29 Burgoyne Road, Southsea  
Southsea

Offers in Region of £480,000

 chinneckshaw



## 29 Burgoyne Road

Southsea, Southsea

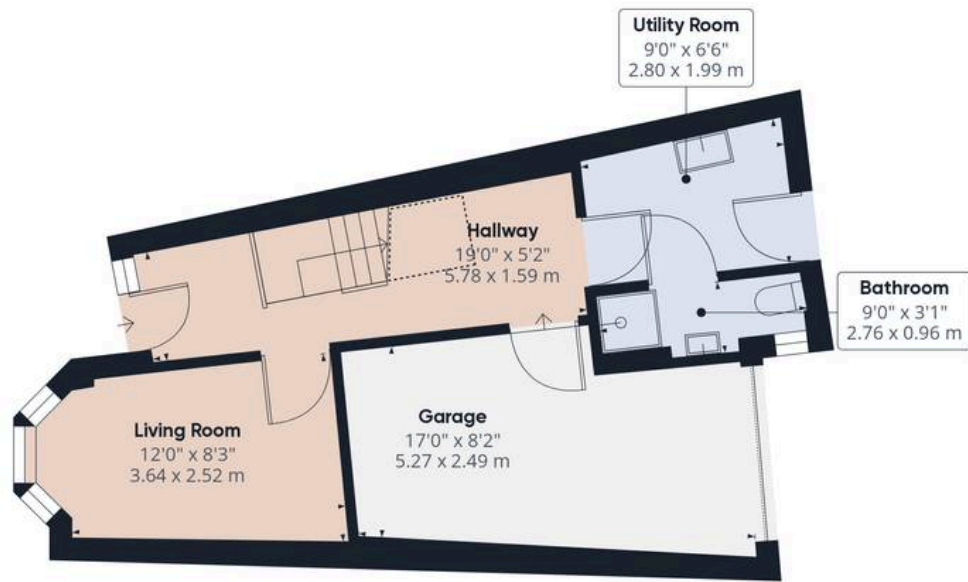
This charming three-bedroom townhouse on Burgoyne Road is located just a stone's throw from the seafront, nestled in an exclusive crescent of homes within a private development. The property is set back from the road, with a communal green at the front.

Upon entry, a welcoming hallway leads to the ground floor, with bedroom 3 looking out to the front. The utility area offers a well-appointed shower room and leads to the block-paved courtyard garden, wooden gates allow for parking. The integral garage provides practical storage space.

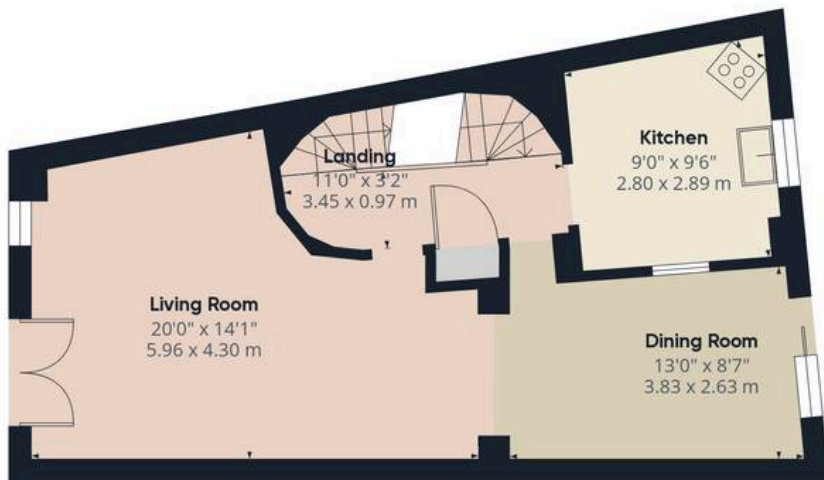
The first floor features a modern kitchen with built-in appliances and ample counter space, along with a spacious open-plan living/dining room. The living room extends the length of the house, with a front balcony and a Juliet-style balcony at the rear, overlooking the garden. On the second floor, the second bedroom also faces the front while the family bathroom offers both a bath and shower. The principle bedroom at the rear has been upgraded with a dressing area and en-suite bathroom.

Material Information: • Tenure: Freehold • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: no Parking • Council Tax: D • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk.

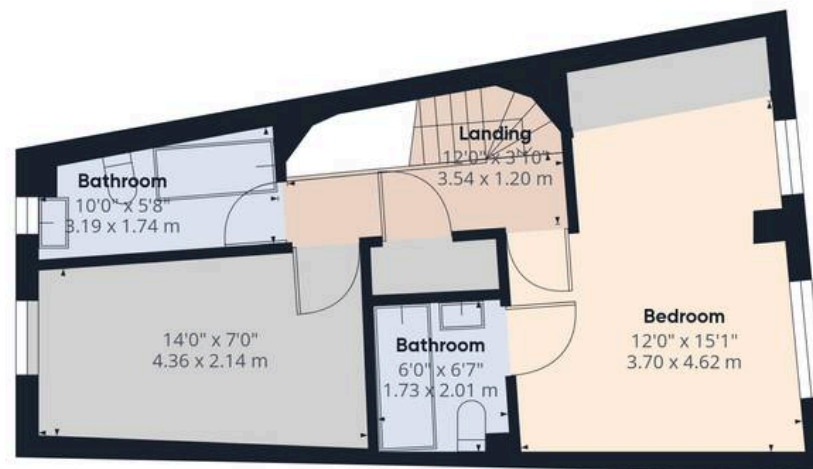




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1357.11 ft<sup>2</sup>

126.08 m<sup>2</sup>

**Reduced headroom**

16.58 ft<sup>2</sup>

1.54 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

[hello@chinneckshaw.co.uk](mailto:hello@chinneckshaw.co.uk)

[www.chinneckshaw.co.uk/](http://www.chinneckshaw.co.uk/)

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