



41 Bonchurch Road, Southsea

Offers in Region of £270,000









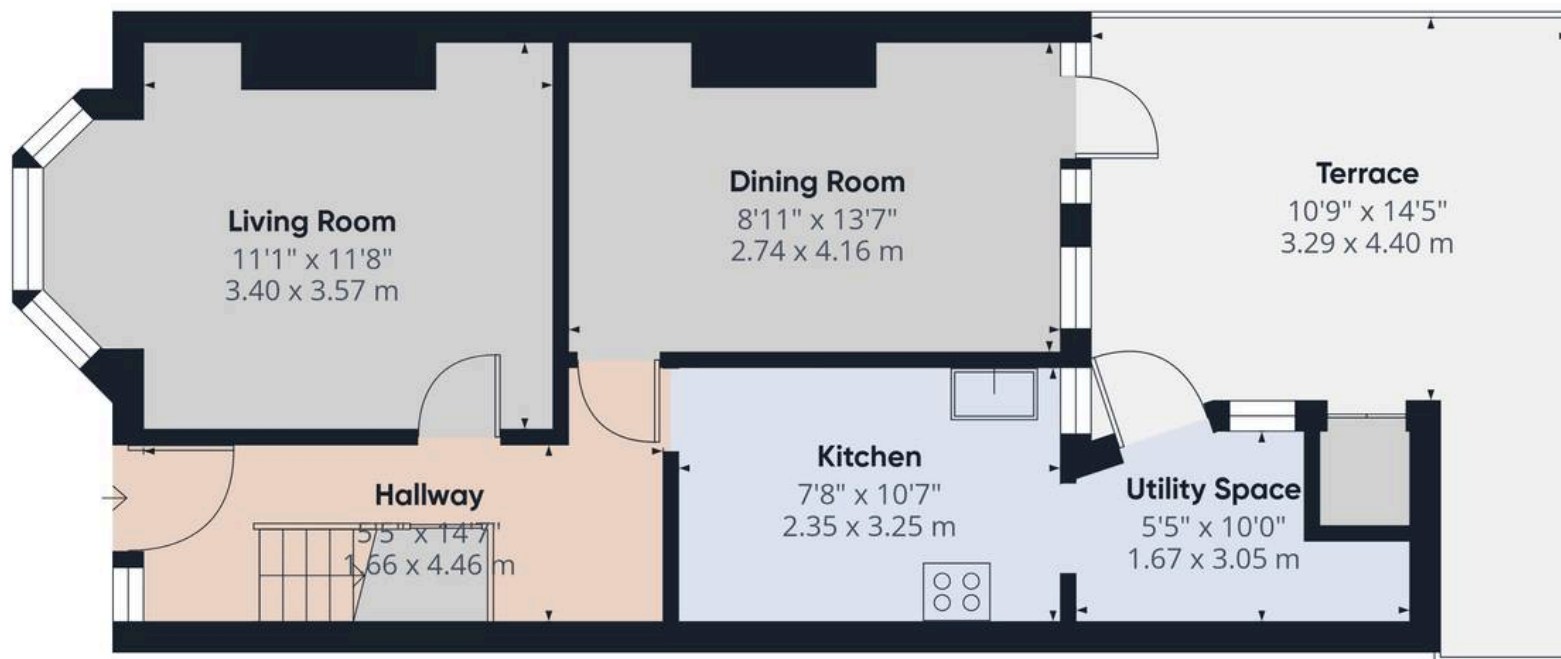
# 41 Bonchurch Road

## Southsea

Located in the heart of Milton, this attractive three-bedroom home blends period charm with modern comfort, creating a welcoming space for families and professionals alike. Character features such as corniced ceilings and stained-glass windows set the tone on entry. The property offers two versatile reception rooms, ideal for relaxing, entertaining, dining, or creating a playroom or home office. A fitted kitchen provides ample storage and workspace, with an adjoining lobby offering additional practicality. A real standout is the good-sized rear garden, which adds valuable outdoor living space, perfect for dining, play, gardening, or unwinding at the end of the day. Upstairs, three well-proportioned bedrooms offer flexible accommodation, complemented by a family bathroom with a shower over the bath. Situated in a popular family area close to schools, amenities, and transport links, and offered with no onward chain, this home presents an excellent opportunity for a smooth and straightforward move.

**Material Information** • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1



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

894 ft<sup>2</sup>

83 m<sup>2</sup>

**Balconies and terraces**

183 ft<sup>2</sup>

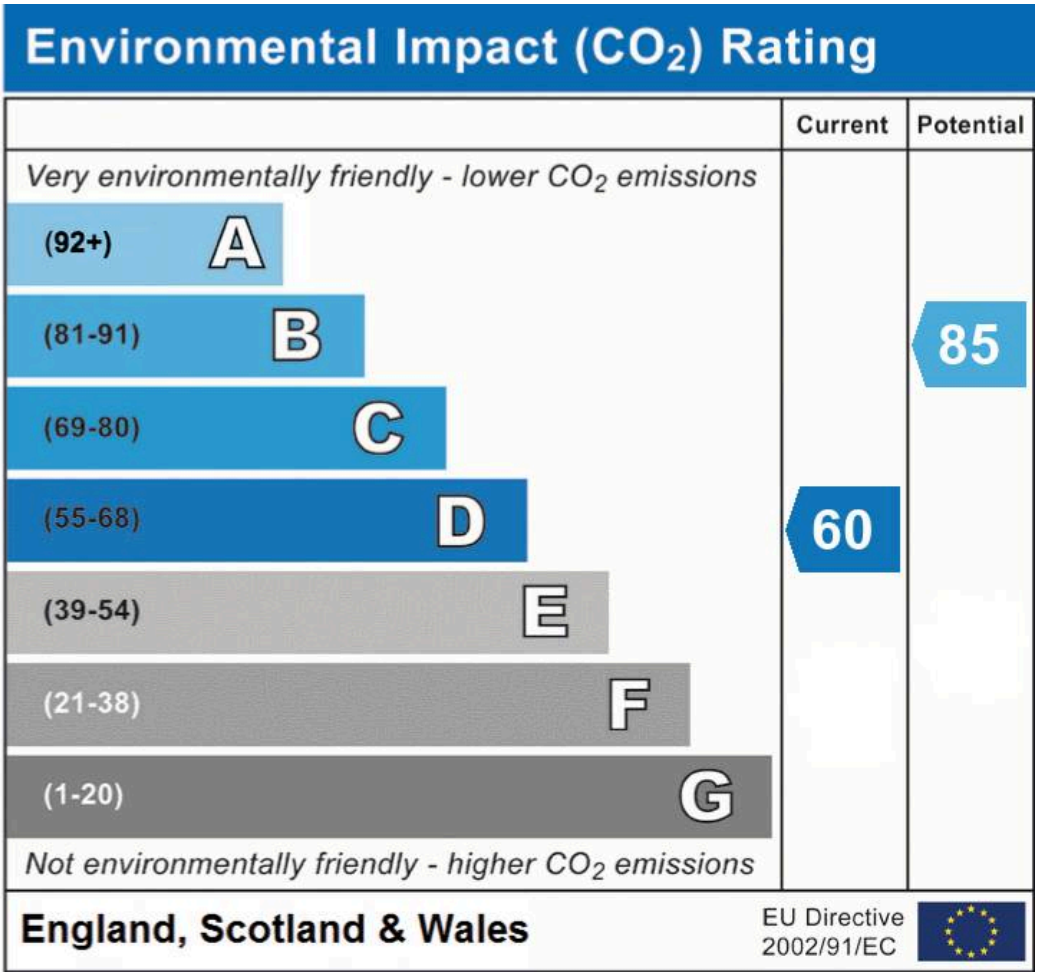
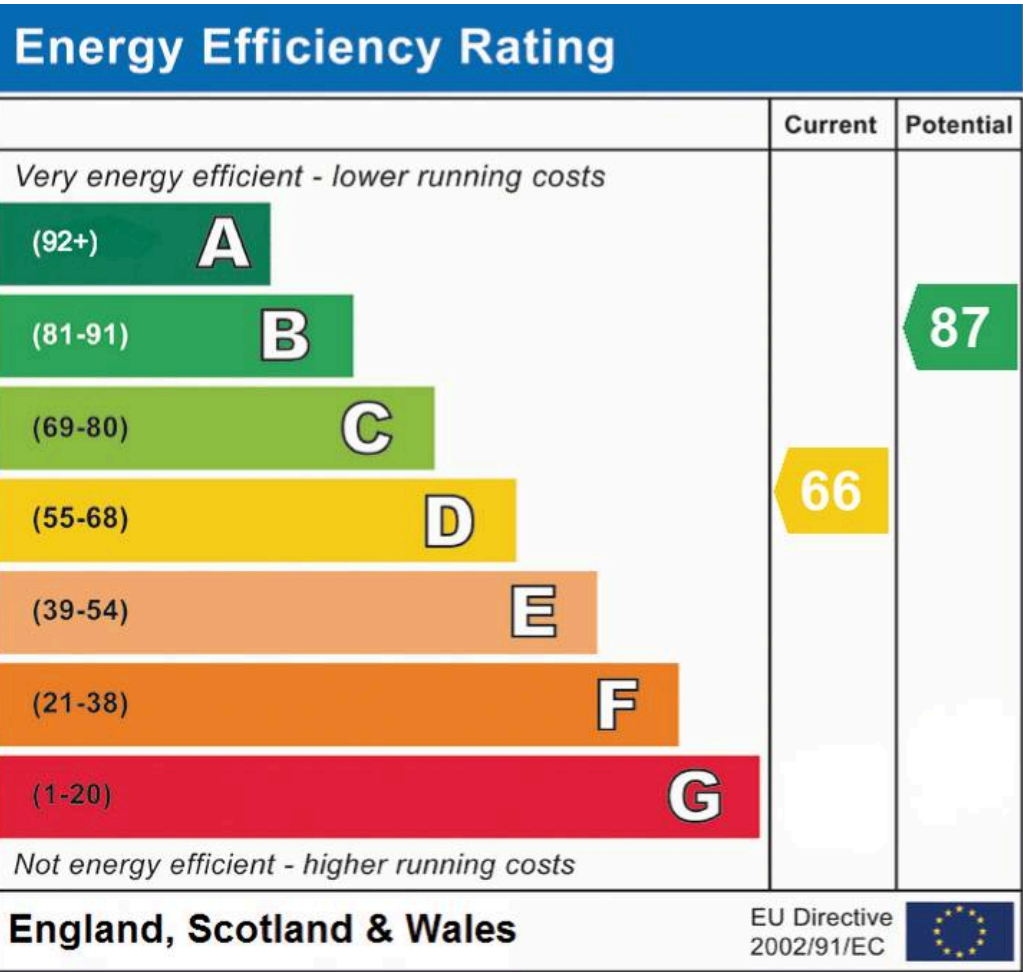
17 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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