



Beatrice Road Southsea PO4 0JY



- Entrance hall
- Front aspect lounge
- Ground floor wc
- Open plan lounge area, kitchen area and breakfast room
- Grey high gloss kitchen
- Two first floor bedrooms
- White three piece family bathroom suite
- Two top floor bedrooms
- Ensuite shower rooms to bedroom two and bedroom four
- Gas central heating and double glazing
- Westerly facing rear garden
- Cul-de-sac location
- Currently operating as an Airbnb by the owner

Independent Estate Agents

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A four bedroom mid terrace extended house that has the benefit of open plan rear aspect living via a lounge area and breakfast area plus further separate front aspect lounge. Two of the bedrooms have ensuite shower rooms with the accommodation arranged over three floors. The property is situated south of Albert Road an internal inspection is highly recommended.

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, panelled radiator, plain plastered ceiling with inset ceiling spotlights, panel effect doors to all rooms with chrome furniture, stairs rising to first floor.

LOUNGE 9ft (2.76m) x 9ft 1 (2.77m) easterly facing front aspect room via double glazed window, panelled radiator, television point, plain plastered ceiling with inset ceiling spotlights.

GROUND FLOOR WC white two piece suite comprising close coupled wc, white rectangular wash hand basin with chrome monobloc mixer tap, grey high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, tiling to dado level, tiled flooring, plain plastered ceiling with inset ceiling spotlights and extractor fan.

OPEN PLAN LOUNGE AREA, KITCHEN AREA AND BREAKFAST ROOM Lounge area 9ft 3 (2.82m) x 9ft (2.73m) westerly facing rear aspect room via double glazed window overlooking side storage area, television point, feature roll top vertical radiator, television point, central heating room thermostat, plain plastered ceiling with inset ceiling spotlights, lounge area opening onto **kitchen/breakfast room** 37ft 5 (11.41m) x 7ft 10 (2.39m) reducing to 7ft 3 (2.23m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed westerly facing French doors opening out onto flagged rear garden. **Kitchen area** kitchen comprising grey high gloss units, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, white flecked granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in brushed steel electric oven with five ring brushed steel gas hob and brushed steel and glass cooker hood over, plain plastered ceiling with inset ceiling spotlights, understairs storage cupboard via panel effect door. **Breakfast area** with feature vertical roll top radiator, plain plastered ceiling with inset ceiling spotlights, French doors to rear garden.

FIRST FLOOR GALLERIED LANDING panel effect doors with chrome furniture to all rooms, plain plastered ceiling with inset ceiling spotlights.

FAMILY BATHROOM 6ft 1 (1.85m) x 5ft 5 (1.65m) westerly facing rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer over, glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, close coupled wc with concealed cistern, chrome towel rail/radiator, stone effect tiling to all walls from floor to ceiling, tiled flooring, plain plastered ceiling with inset ceiling spotlights.

BEDROOM 1 17ft 2 (5.25m) x 7ft 10 (2.39m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling with inset ceiling spotlights.

BEDROOM 2 12ft 3 (3.75m) x 11ft 6 (3.51m) easterly facing front aspect room via double glazed window, panelled radiator, plain plastered ceiling with inset ceiling spotlights, television point, panel effect door with chrome furniture leading to ensuite shower room.

ENSUITE SHOWER ROOM 6ft (1.84m) x 4ft (1.23m) white three piece suite comprising recessed walk-in shower cubicle with three tiled walls, sliding glazed door/screen, chrome shower mixer with separate hand held shower head and principle monsoon shower head over, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, close coupled wc with concealed cistern, chrome towel rail/radiator, stone effect tiling to all walls from floor to ceiling, tiled flooring, extractor fan, plain plastered ceiling with inset ceiling spotlights.

SECOND FLOOR LANDING panel effect doors to all rooms with chrome furniture, plain plastered ceiling with inset ceiling spotlights.

BEDROOM 3 16ft 5 (5.02m) x 7ft 5 (2.28m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling with inset ceiling spotlights.

BEDROOM 4 13ft (3.95m) reducing to 8ft 1 (2.46m) x 11ft 6 (3.51m) reducing to 8ft 5 (2.58m) plus entrance recess, easterly facing front aspect room via two double glazed skylight windows, plain plastered part sloping feature ceiling with inset ceiling spotlights, panelled radiator, television point, panel effect door with chrome furniture leading to ensuite shower room.

ENSUITE SHOWER ROOM 5ft 2 (1.58m) x 5ft (1.52m) westerly facing rear aspect room via frosted double glazed window, three piece suite comprising corner shower cubicle with two tiled walls, curved glazed door/screen, chrome shower mixer with separate hand held shower head plus principle monsoon shower head over, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, close coupled wc, chrome towel rail/radiator, stone effect tiling to all walls from floor to ceiling, tiled flooring, plain plastered ceiling with inset ceiling spotlights, extractor fan.

OUTSIDE to the rear of the property there is an enclosed westerly facing flagged stone paved rear garden approximately 31ft (9.44m) x 13ft (3.98m) outside courtesy lights, outside tap, side storage area.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size, layout and finish of this four bedroom extended family home situated in cul-de-sac location just off of Albert Road. **The current owner is operating the property as an Airbnb**

PARKING PERMIT ZONE – MA - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band Deleted 2022 (Current Banding Awaited) – For more information on the future banding on this property please contact PCC - <https://www.portsmouth.gov.uk/services/council-tax/>

FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

