














AT A GLANCE

-  Three Double Bedrooms
-  Master Bedroom With En-Suite Shower Room
-  Living Room With Open Fire
-  Family Room With Overhead SkyPod Window
-  Kitchen With Full Dining Area
-  Utility Room With Plumbing
-  Downstairs Bathroom With Shower & WC
-  Gas Central Heating & Double Glazing
-  250m To Portsdown Hill Walks
-  650m To QA Hospital



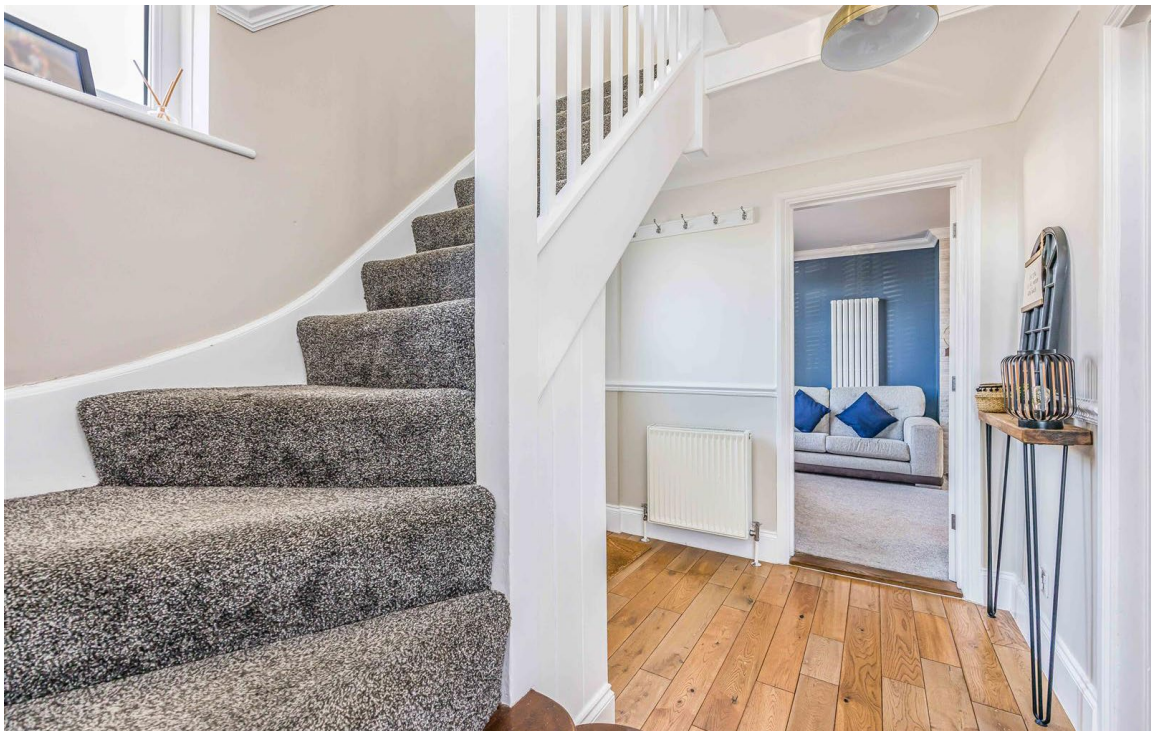


ABOUT THE PROPERTY

This semi-detached home is a charming and spacious property, boasting a traditional brickwork exterior and a tiled roof. The well-maintained interior features three double bedrooms, with the master bedroom offering the convenience of an en-suite shower room with a toilet. One of the standout features of this property is its elevated position, providing views towards Portsmouth and the harbour.

The extension at the rear of the house adds valuable extra space, including a utility room. There is a drop kerb and a concrete hard stand just outside the property. The small front garden, equipped with double gates and a single gate leading to the side. The garden itself is a pleasant mix of a lawn area and a small patio, ideal for outdoor gatherings and barbecues. The use of raised railway sleepers in the garden provides creative planting opportunities.

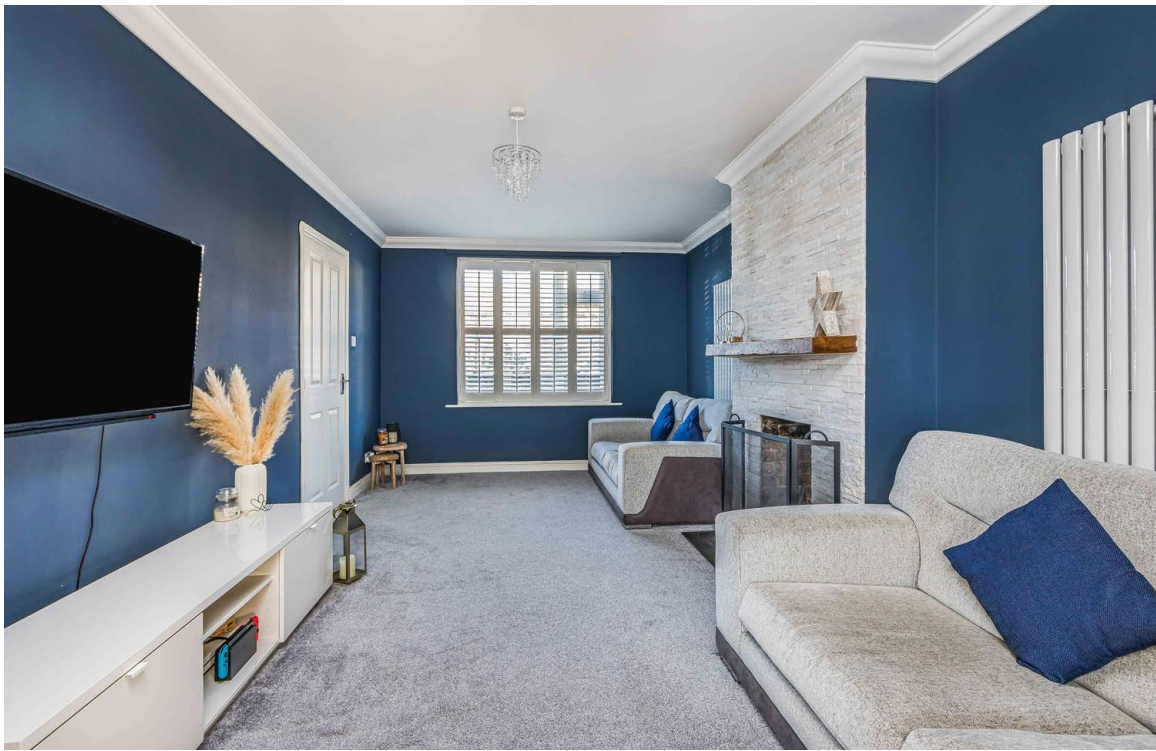
Comfort and convenience are ensured by the gas central heating and double glazing, promising warmth and reducing the need for extensive maintenance. The location of this home is particularly advantageous for professionals working at the nearby Queen Alexandra Hospital (Q.A), making it a sought-after choice in the area.



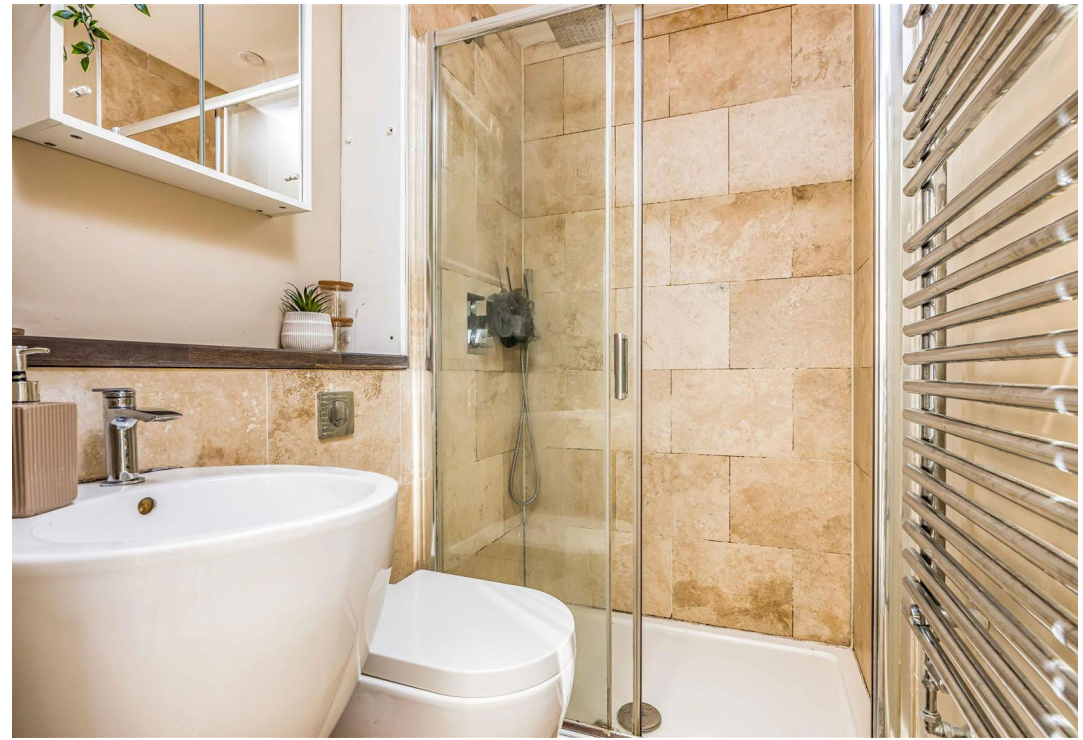
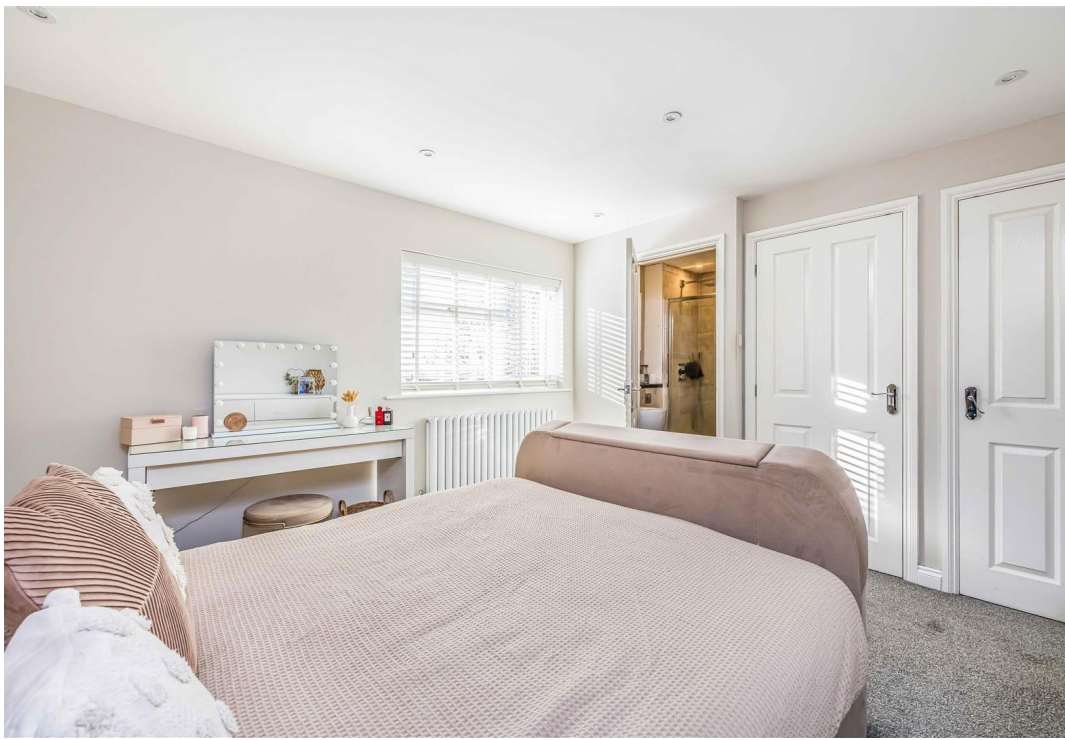


ABOUT THE PROPERTY

One of the property's notable features is its proximity to Portsdown Hill, just a short 250m walk away. At the top of Portsdown Hill Way, residents can enjoy breath taking views of the historic city, as well as panoramic scenes stretching towards the Solent, Isle of Wight and Southampton several miles away. This feature makes the location not only convenient especially for dog walkers but also offers a picturesque backdrop for residents to appreciate.





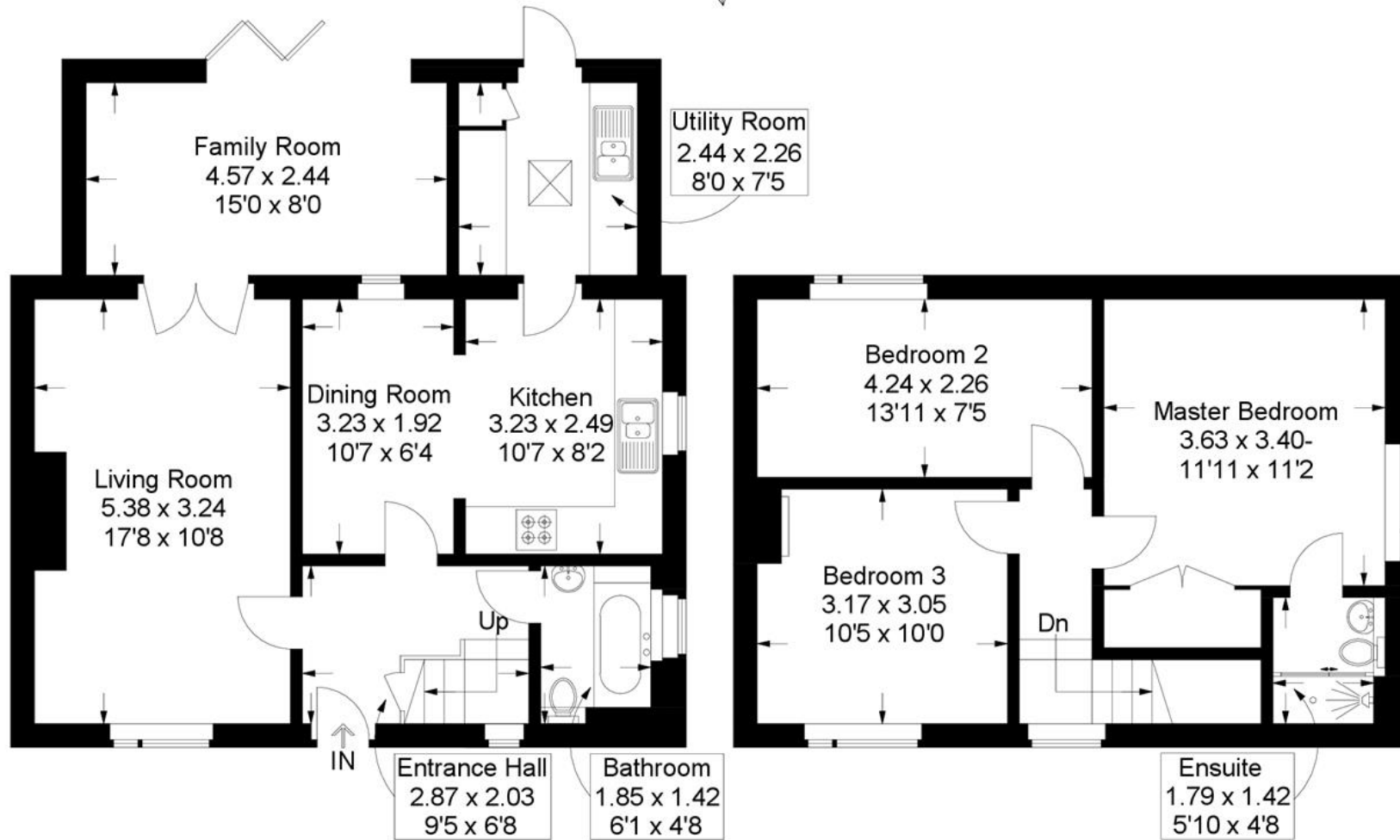






Sheringham Road, Wymering

Approximate Gross Internal Area = 104 sq m / 1119 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



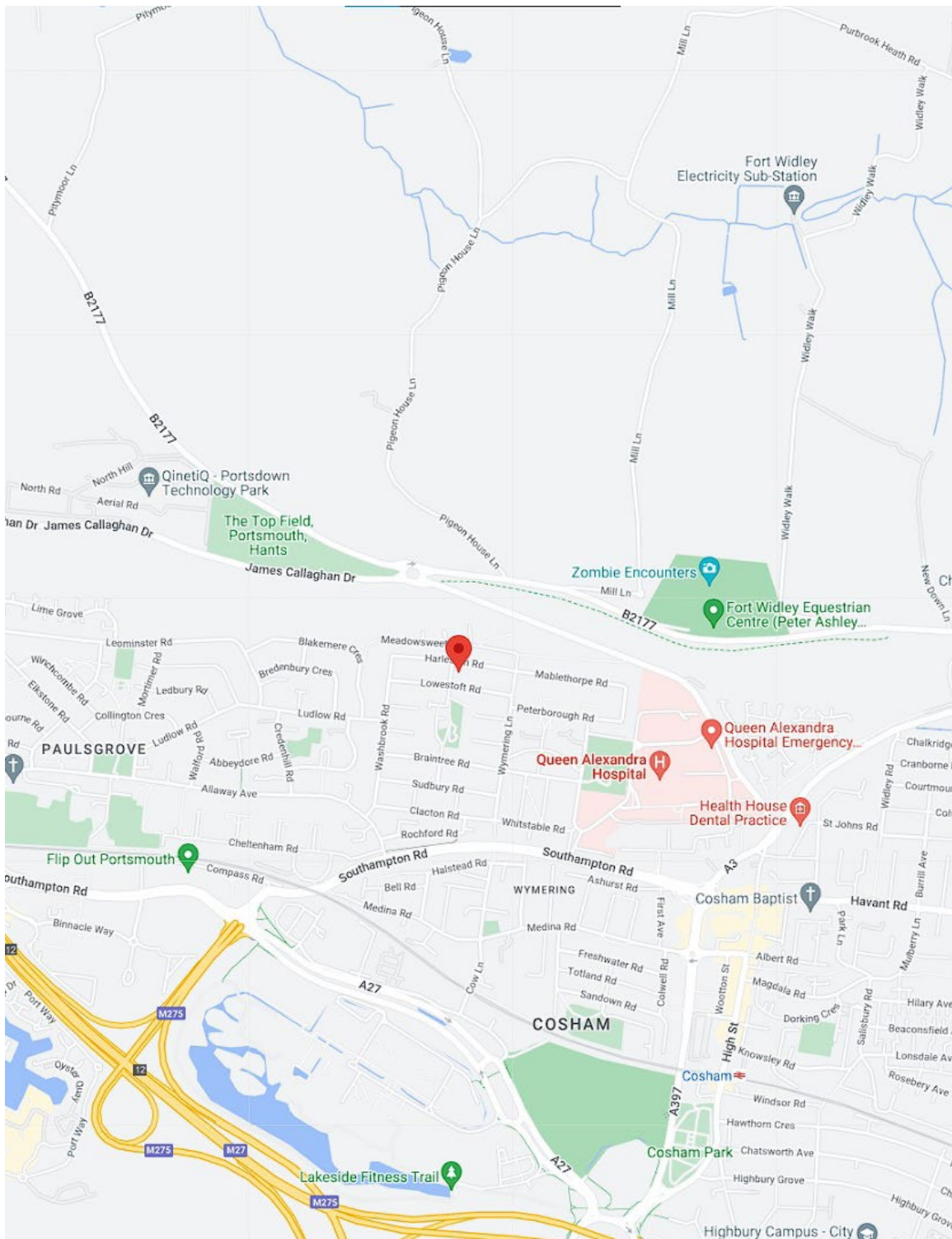
LOCATION

Amenities:

There are local amenities in and around Wymering, including Cosham & North Harbour with shops, restaurants, schools, and parks. The Queen Alexandra Hospital (Q.A) provides excellent healthcare facilities which are conveniently accessible.

Wymering benefits from good transportation links. The A3(M) motorway runs to the west, providing easy access to nearby areas. Cosham railway station, which is not far from Wymering, connects residents to the wider rail network.

The historic city centre is a short drive and has all that a city can provide including the sea front with glorious walks fun fair, D-Day museum, the list goes on. There is also the very popular Port Solent. A marina complex with restaurants, bars, gym with pool and Odeon Cinema.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ Chris@nexaproperties.com

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

