



WORTHY HERITAGE











126

126





## AT A GLANCE

-  Generous Accommodation 164 Sq Meters
-  Refurbished Bathroom
-  Four Double Bedrooms
-  Two Reception Rooms
-  Modern Kitchen
-  Gorgeous Decoration
-  Walled Garden With Rear Access
-  HMO C3 & C4 Certification
-  Available Immediately
-  No Forward Chain!





## ABOUT THE PROPERTY

Guide Price £375,000 - £400,000 A whopping 164 sq meters. This superb period home blends timeless charm with modern living, offering spacious interiors while retaining key elements of its grand period style. The property opens to a welcoming entrance hall that leads to an expansive living room, tastefully decorated with comfortable sofas and a large wall-mounted TV, perfect for family gatherings or cosy evenings in. The original features, such as high ceilings and decorative mouldings, are complemented by modern décor, creating a stylish and inviting atmosphere.

The second reception room doubles as a fourth, double bedroom, with beautiful décor to compliment the house. The recently refurbished kitchen is sleek and functional, equipped with modern appliances and ample counter space, while the adjoining dining room is perfect for family meals or entertaining friends. The dining room's generous proportions easily accommodate a large table, making it a great space for hosting dinner parties or gatherings.

Upstairs, the first floor offers three well-proportioned double bedrooms, each filled with natural light and providing plenty of space for relaxation or study. The newly refurbished bathroom is a highlight, featuring a modern suite with a bath and overhead shower, sleek sink, and toilet, offering a tranquil space to unwind after a long day. There is also a separate W.C on this floor for convenience.







## ABOUT THE PROPERTY

Outside, the property boasts a low-maintenance, paved patio and walled garden with rear access—ideal for securely storing bikes or other equipment. The garden is designed with artificial lawn for ease of care, ensuring it looks pristine year-round without the hassle of upkeep.

The property's versatility is further enhanced by its C3 & C4 status, offering both residential and HMO (House in Multiple Occupation) rental capability, making it a great investment opportunity for those looking to rent to multiple occupants. Furthermore, there is a very spacious cellar with high ceilings, power and light which could easily become a games room, cinema or bar. (some modification required)

Located just moments away from the vibrant Albert Road, residents can enjoy a fantastic selection of international cuisine, trendy cafes, and lively bars. The home is also within walking distance of Southsea's iconic beach and the Solent, providing easy access to seaside relaxation, water sports, and beautiful coastal walks.

This property is not only a perfect family home but also offers an excellent investment opportunity in one of Southsea's most sought-after areas.







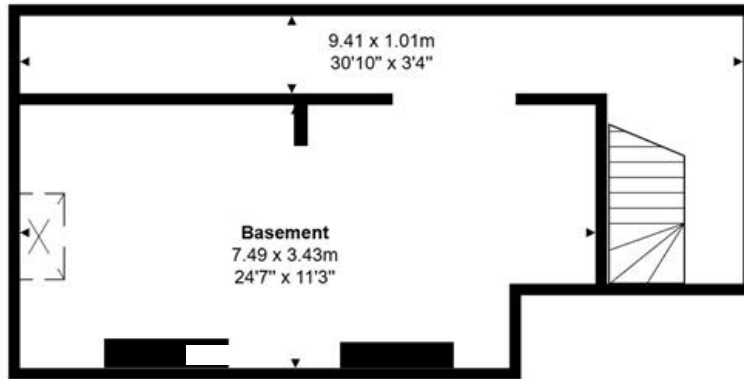






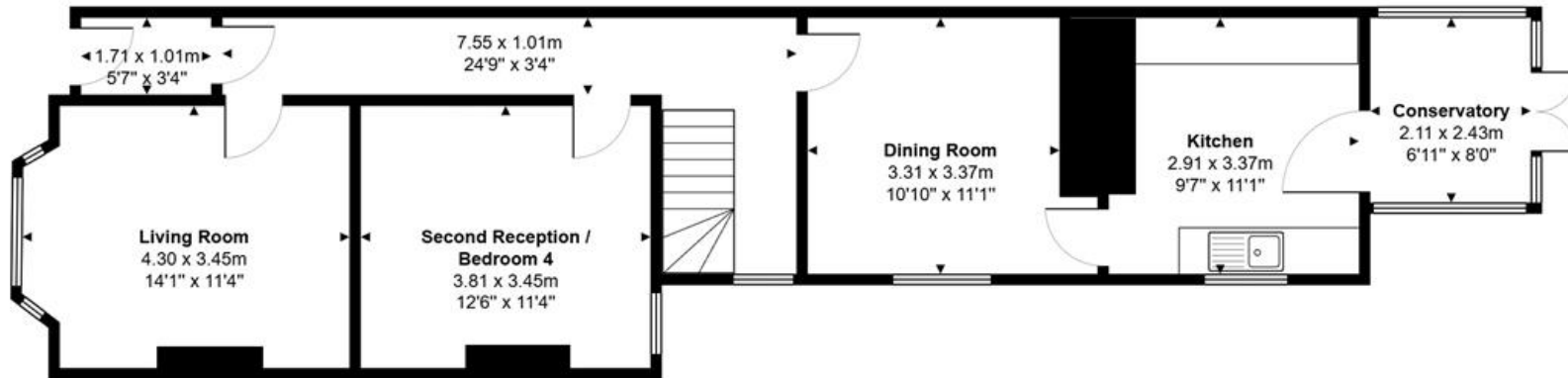




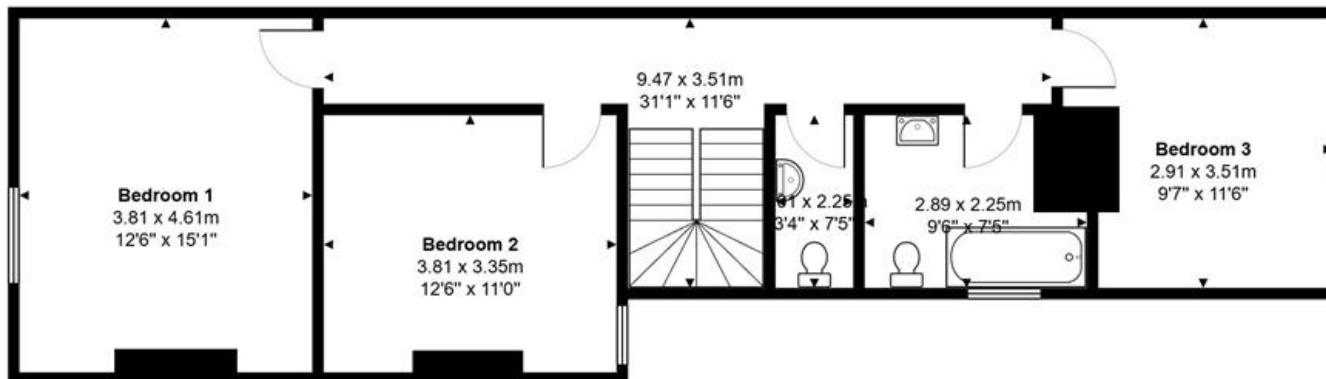


Total 164 Square Meters

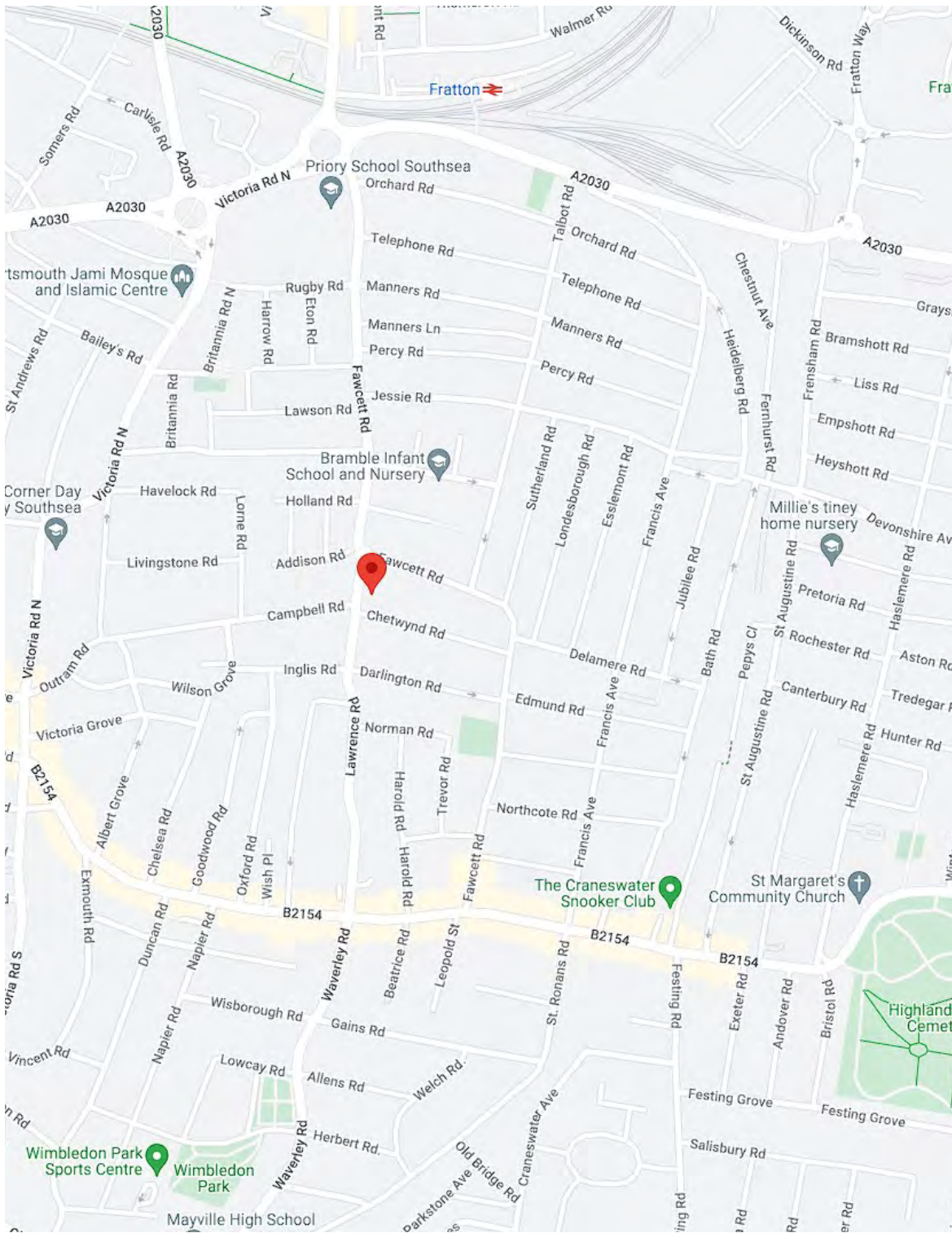
Ground Floor



First Floor







## LOCATION

Portsmouth & Southsea is a vibrant waterfront city steeped in rich maritime history and brimming with modern amenities. As the UK's only island city, it's surrounded by the sea, offering stunning coastal views, bustling harbours, and plenty of outdoor activities. The iconic Spinnaker Tower dominates the skyline, providing panoramic views of the city and beyond.

Portsmouth is home to the Historic Dockyard, where visitors can explore famous ships like HMS Victory and HMS Warrior, as well as the Mary Rose Museum. Gunwharf Quays offers a mix of high-end shopping, waterfront dining, and entertainment, making it a popular spot for both locals and tourists.

Southsea, the city's seaside resort, boasts a long pebble beach, perfect for walks or picnics by the shore. Its Victorian pier, amusements, and Southsea Common provide family-friendly attractions, while the vibrant cultural scene includes the Kings Theatre, independent shops, cafes, and bars.

With excellent transport links, including a busy ferry port and train services to London, Portsmouth & Southsea offers the perfect balance of coastal living and urban convenience, making it a desirable place to live or visit.





## 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!

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## 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



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