







## AT A GLANCE

-  Four Bedrooms
-  First Floor Luxurious Bathroom
-  Kitchen/Breakfast Room
-  Conservatory
-  Double GLazing & GCH
-  Double Bay & Forecourt
-  Good Size Garden & Workshop
-  Downstairs WC
-  Conveniently Located
-  Well Presented







## ABOUT THE PROPERTY

This spacious four-bedroom house offers an ideal combination of traditional charm and modern convenience, making it a perfect choice for families or professionals seeking comfortable and stylish living. Located in a prime position near North End Shopping Centre and Commercial Road, the property provides easy access to a wide range of shops, amenities, and transport links, including the M275 for effortless commuting.

The home features a thoughtfully designed layout with a welcoming mix of classic and contemporary design elements. The generous ground-floor accommodation includes a large, well-appointed kitchen, ideal for those who enjoy cooking or entertaining. The kitchen blends practicality with style, offering ample workspace, modern appliances, and plenty of storage to meet the needs of a busy household.

The living spaces are enhanced by the addition of a bright and airy conservatory that overlooks the garden, creating a seamless connection between indoor and outdoor living. Whether used as a dining area, playroom, or relaxation space, the conservatory adds versatility to the home. A convenient downstairs WC further enhances the functionality of the ground floor.

Upstairs, there are four bedrooms, The highlight of the first floor is the luxurious bathroom, fitted with high-quality fixtures and designed to provide a spa-like experience for relaxation and rejuvenation.







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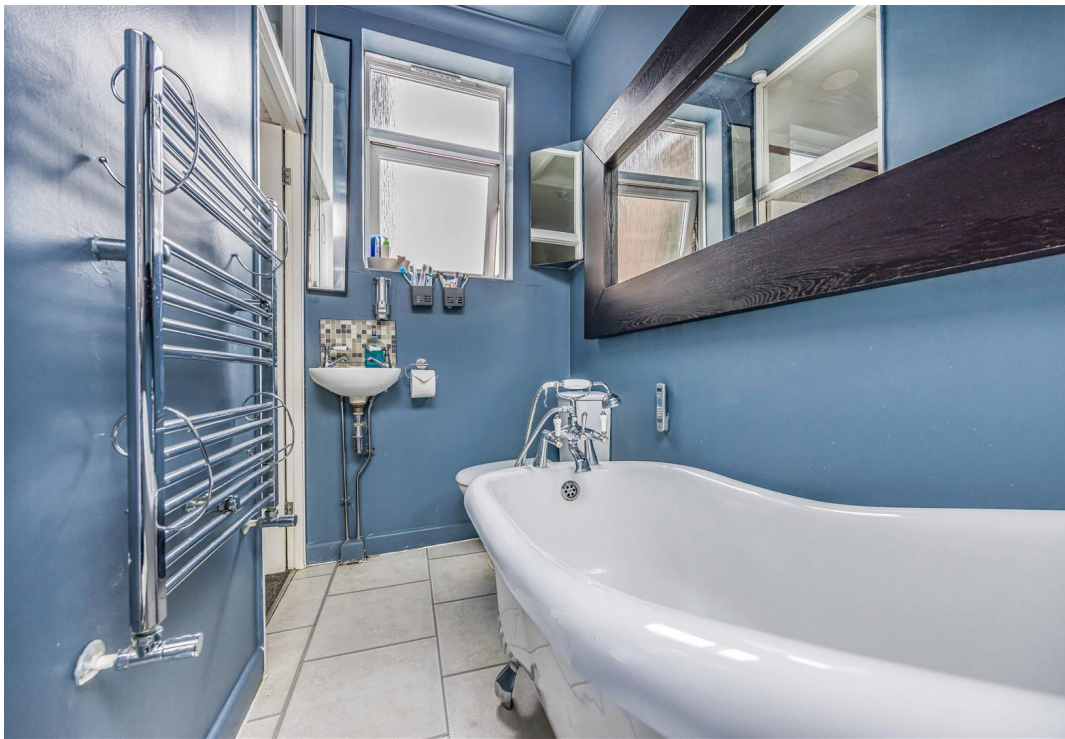
The outdoor space is another standout feature of this property. The good-sized rear garden is ideal for entertaining, gardening, or simply enjoying the fresh air. A summerhouse/workshop provides additional versatility, whether as a home office, hobby space, or extra storage.

Modern double glazing and gas central heating ensure the home remains warm and energy-efficient, offering comfort throughout the year.

With its blend of generous living spaces, excellent location, and thoughtful design, this three-bedroom house is a superb opportunity for those seeking a well-connected and comfortable home.





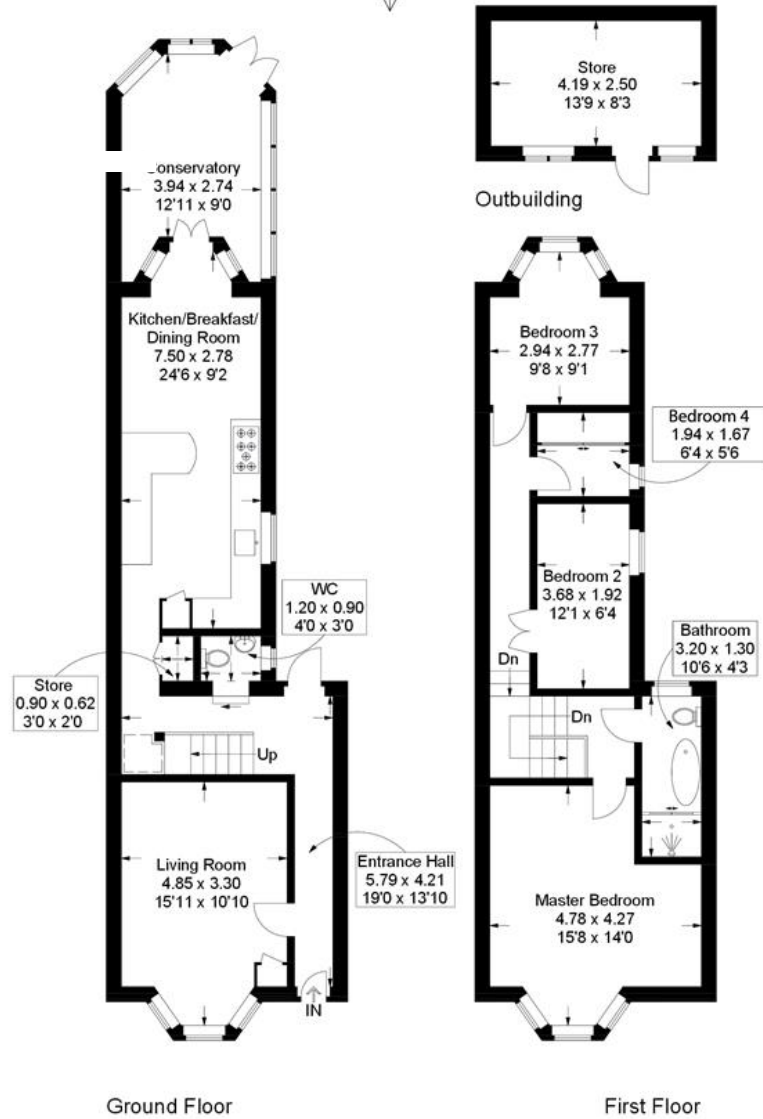






# Pitcroft Road, Hilsea

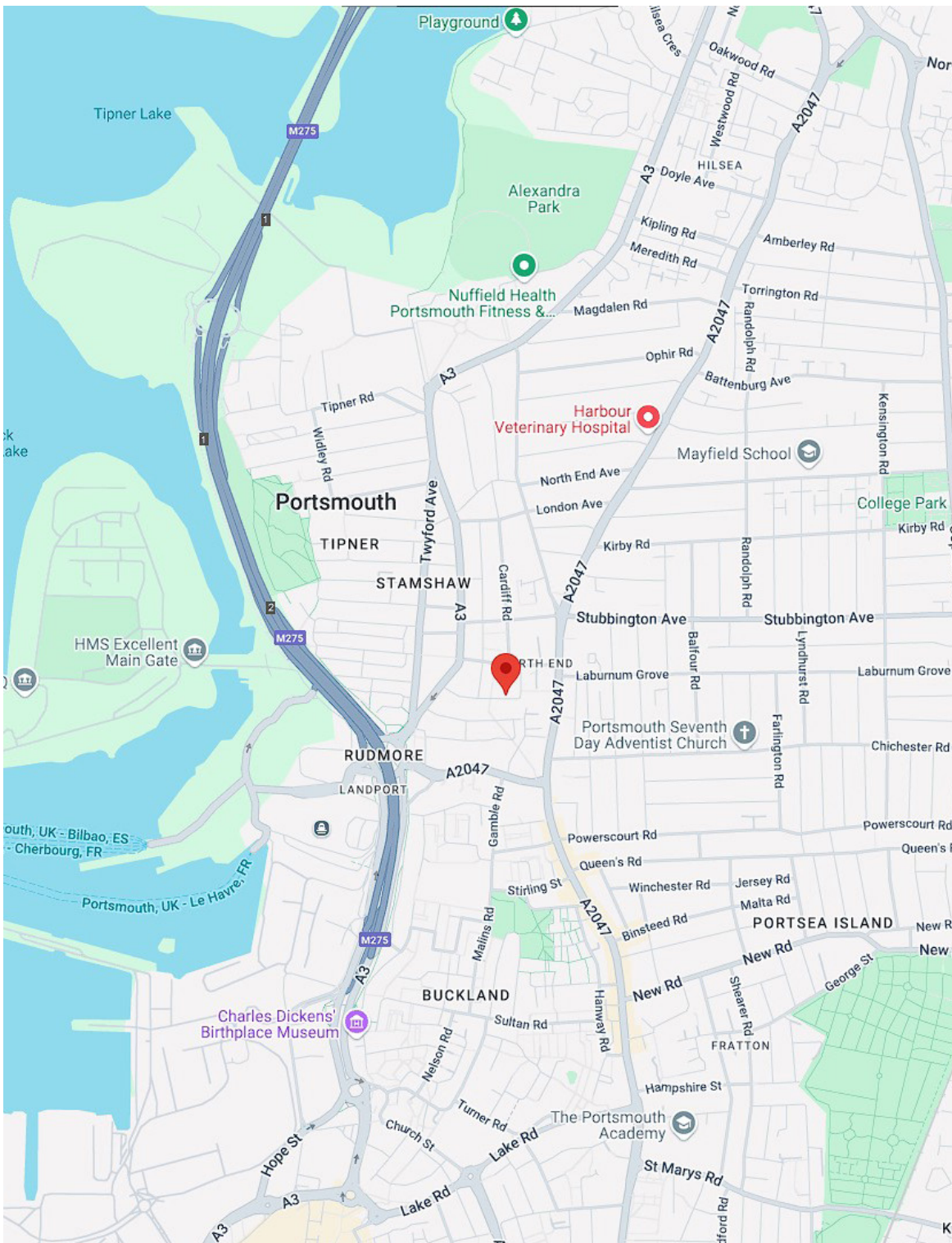
Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft  
Outbuilding = 10.6 sq m / 114 sq ft  
Total = 120.3 sq m / 1295 sq ft



= Reduced headroom below 1.5m / 5'0

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

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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