















AT A GLANCE

-  Over 2000 sq ft Of Accommodation
-  Four Double Bedrooms
-  Master Bedroom With En-Suite
-  Open Plan Family Room
-  Open Plan Kitchen & Dining Area
-  Separate Luxurious Living Room
-  Retaining Some Original Features
-  Beautifully Presented
-  Outbuilding For Gym/Bar
-  Charming Throughout





ABOUT THE PROPERTY

This impressive family home spans over 2,000 sq ft of elegant living space, offering a perfect blend of Edwardian charm and modern luxury. Meticulously improved while retaining original plaster mouldings and ceiling roses, this stunning property is a true masterpiece that warmly invites its next owners.

The traditional entrance hall exudes character, with its intricate staircase and ornate balustrade providing a striking first impression. The spacious living room serves as a serene retreat, ideal for unwinding in style. On the first floor, you'll find three generous double bedrooms and a well-appointed bathroom, while the top floor boasts a luxurious master suite complete with an en-suite bathroom, creating a private haven for relaxation.

The heart of this home is the brand-new kitchen, seamlessly integrated with open-plan dining and family areas. Designed for modern living, this space is perfect for entertaining, with bi-fold doors that lead directly to the garden, merging indoor and outdoor living effortlessly.

The garden itself is a versatile and inviting space, featuring an outbuilding that offers endless possibilities. Whether you envision it as an outdoor kitchen, gym, bar, or games room, this additional area enhances the home's functionality and appeal.

Thoughtfully designed and impeccably presented, this exceptional property provides both timeless elegance and contemporary comforts, making it an outstanding choice for families or anyone seeking a spacious and stylish residence. Guide Price £380,000 - £395,000









Stubbington Avenue, Portsmouth

Approximate Gross Internal Area = 186.8 sq m / 2010 sq ft

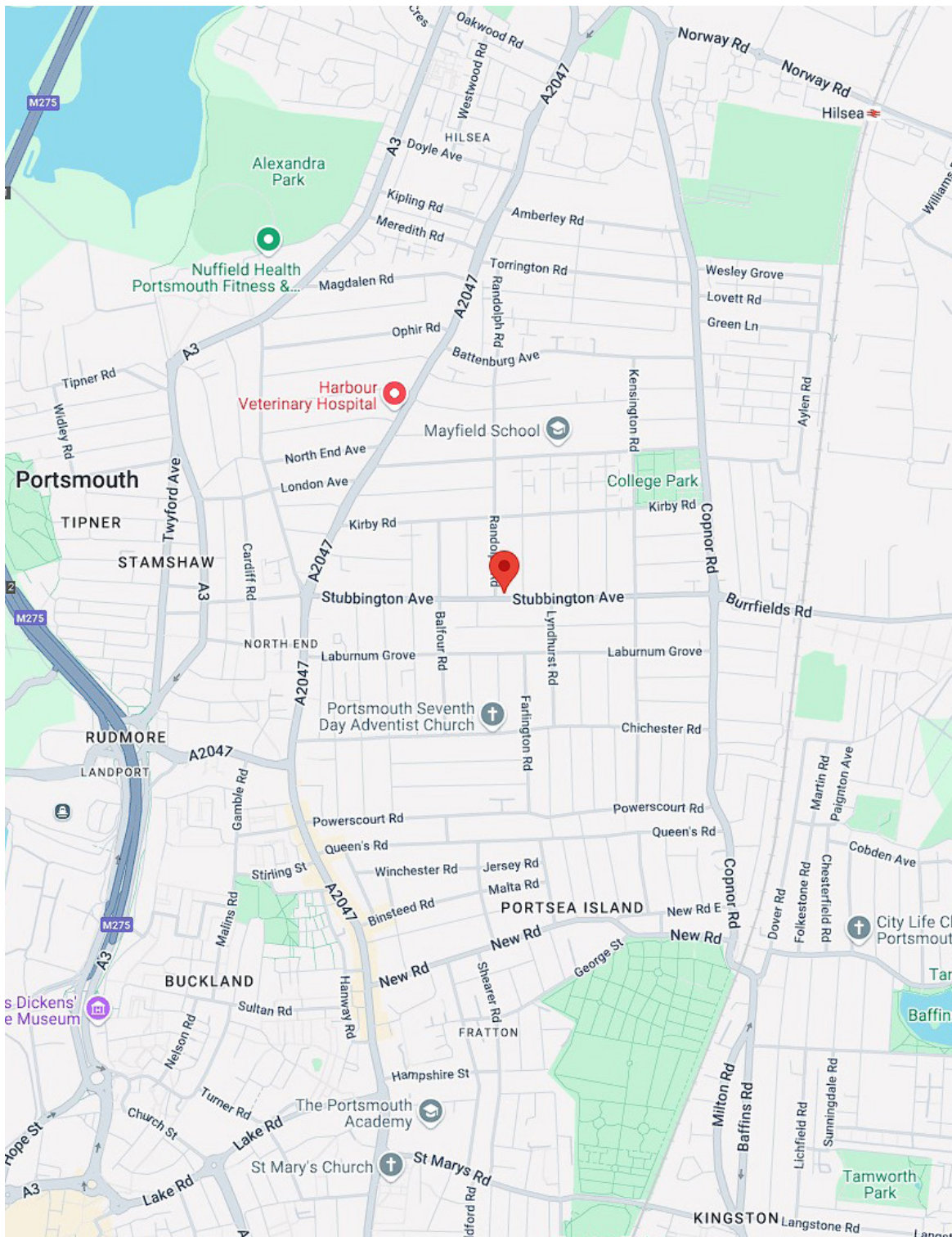
Outbuilding = 13.3 sq m / 143 sq ft

Total = 200.1 sq m / 2153 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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