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## AT A GLANCE

-  Three Bedrooms
-  Extensive Renovation Throughout
-  Engineered Wood Flooring Ground Floor
-  Modern Fitted Kitchen With Zanussi Appliances
-  Modern Bathroom
-  Landscaped Garden
-  Gas Central heating
-  Boiler Insured & Serviced Each Year
-  Re -Plastered Throughout
-  Great First Time Buy or Family Home!





## ABOUT THE PROPERTY

Ideal for First-Time Buyers or Those Seeking More Space  
This beautifully renovated Edwardian home combines traditional charm with modern upgrades, making it a perfect choice for anyone looking to move into a thoughtfully updated property. Extensively refurbished, it offers a blend of style, comfort, and functionality throughout its spacious layout.

### General Renovations

- Engineered wood flooring throughout the ground floor for durability and elegance.
- Chrome light switches installed downstairs for a sleek, modern touch.
- All rooms fully re-plastered, creating a fresh, polished finish.
- All internal doors replaced with solid wood, offering both aesthetic appeal and durability.

### Living Room

- Structural improvements with new joists installed.
- A stylish composite front door enhancing curb appeal and security.
- A brand-new radiator for added warmth and comfort.





## ABOUT THE PROPERTY

### Kitchen/Diner

- Complete renovation, including new joists.
- A contemporary white gloss kitchen fitted with high-quality Zanussi appliances: induction hob, oven, integrated dishwasher, and a Hoover 70/30 fridge-freezer (recently purchased).
- Spotlights installed for bright, focused lighting.
- Updated consumer box (all certifications provided) ensuring modern safety standards.
- New radiator for a cozy dining experience.
- A Valiant boiler that is insured and annually serviced for reliability.

### Bathroom

- Modern updates include a new bath, sink, towel radiator, and extractor fan.
- Completely re-plastered and tiled for a fresh, clean look.
- New plumbing throughout, ensuring efficient and worry-free functionality.

### Garden

- Completely redesigned outdoor space featuring new Astro turf, fences, and a patio with updated drainage.
- Outdoor convenience with an installed power switch and sensor lighting for added security and practicality.





## ABOUT THE PROPERTY

### Bedrooms

- Front Bedroom: New laminate flooring and a tower radiator.
- Middle Bedroom: Fresh laminate flooring and a new radiator.
- End Bedroom/Office: Redesigned with a new tower radiator and laminate flooring, ideal for a home office or additional bedroom.

This meticulously upgraded home is move-in ready, offering an excellent opportunity for buyers looking for a property where all the work has been done for them. Don't miss the chance to own this stunning Edwardian gem!



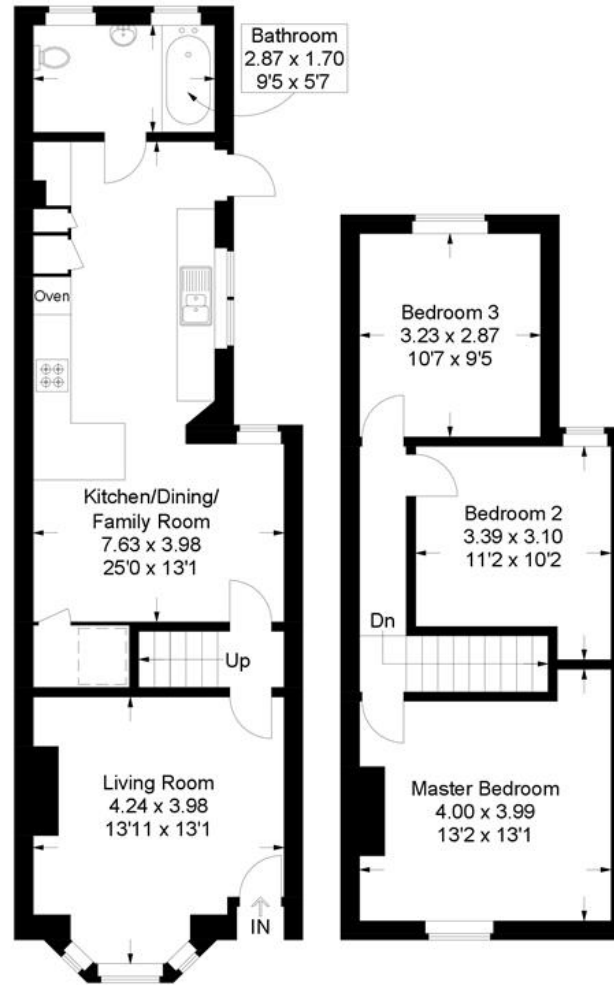







## Vernon Road, Copnor

Approximate Gross Internal Area = 89.2 sq m / 961 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.7 sq m / 7 sq ft  
Total = 89.9 sq m / 968 sq ft



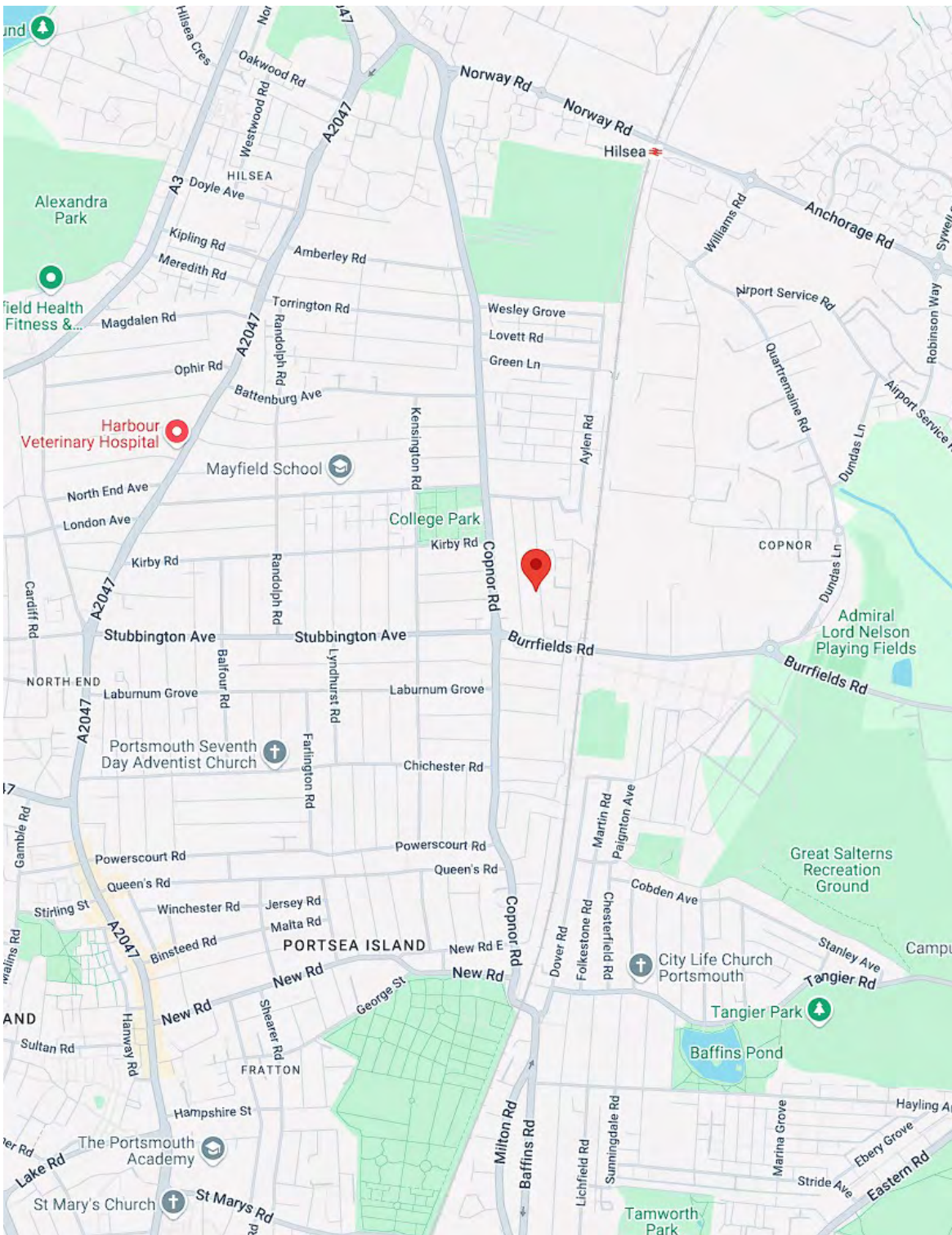
Ground Floor

First Floor

 = 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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[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



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