






## AT A GLANCE

-  Four Light & Airy Double Bedrooms
-  Two En-Suite Bathing Rooms
-  Private West Facing Garden
-  Secure Gated & Private Parking For Two Vehicles
-  1KW Solar Panels + Heat Recovery Units
-  Energy Performance Rating 'B'
-  Modern Contemporary Kitchen
-  Family Bathroom & Cloakroom/WC
-  Excellent Location With Amenities To Hand
-  A Stylish Modern Town House Built 2022





## ABOUT THE PROPERTY

Elizabeth Mews, built in 2022, is a stunning contemporary townhouse that perfectly blends modern luxury with energy efficiency, situated in the heart of vibrant Southsea. Just moments from the historic Kings Theatre and the bustling array of restaurants, cafés, and amenities along Albert Road, this home offers the best of urban convenience while maintaining a sense of style and tranquility.

Designed with sustainability at its core, the property boasts an impressive 'B' Energy Performance Certificate, thanks to its cutting-edge energy-saving features, including solar panels and a heat recovery system. These enhancements not only reduce environmental impact but also ensure long-term cost savings on energy bills.

Spanning three floors, the home provides generous and flexible accommodation, ideal for families, professionals, or those needing dedicated home-working space. The property boasts four spacious double bedrooms, offering versatility and comfort. The principle suite is a true retreat, complete with a luxurious full en-suite bathroom, featuring a bath, separate shower, WC, and basin. A guest bedroom also enjoys privacy with its own shower room and WC en-suite, making it ideal for visitors or multi-generational living. The remaining bedrooms are well-proportioned, designed to suit various lifestyle needs, and are served by a stylish family bathroom. Additionally, a convenient first-floor utility room adds extra practicality, keeping household tasks separate from the main living areas.





## ABOUT THE PROPERTY

At the heart of the home, the contemporary open-plan kitchen is beautifully finished with sleek, modern cabinetry and high-quality integrated appliances, ensuring both functionality and sophistication. An easterly-facing window allows natural light to flood the space in the morning, creating a bright and welcoming atmosphere to start the day.

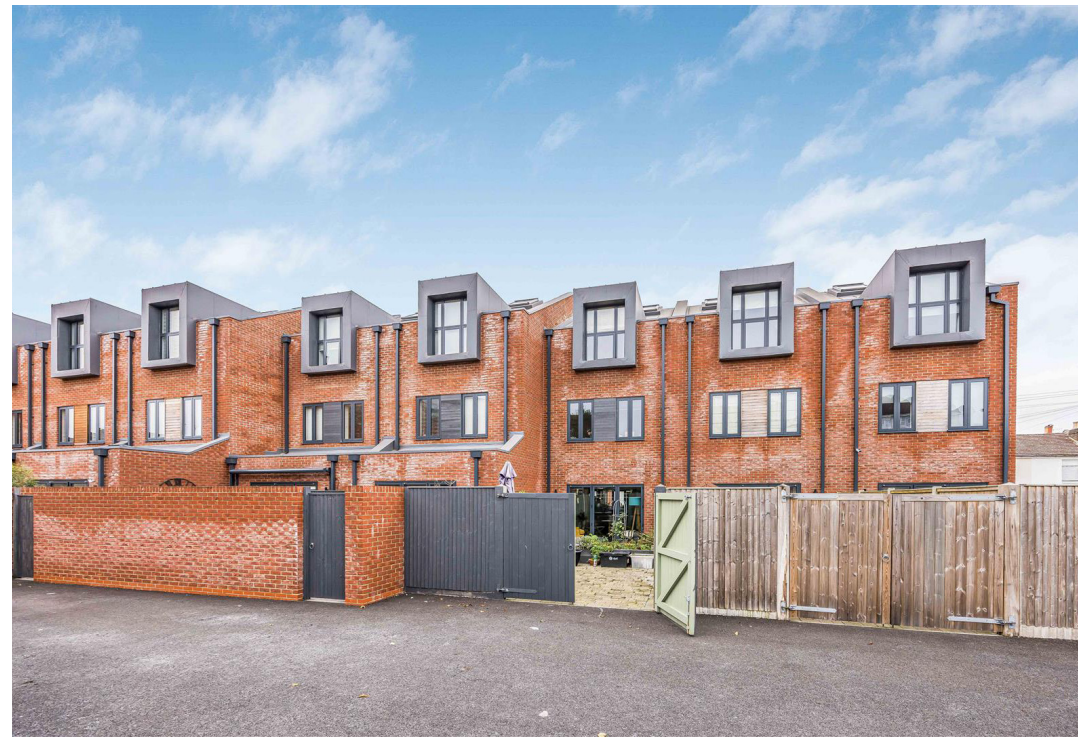
To the rear, the peaceful and stylish living room is designed for both relaxation and entertaining, with bi-fold doors that seamlessly open onto the private outdoor space. The west-facing courtyard garden is a true highlight, offering a sun-filled retreat perfect for alfresco dining, social gatherings, or simply unwinding in the late afternoon and evening sun. Beyond its tranquil ambiance, the courtyard is also highly practical, with gated access providing additional parking for residents.

Further enhancing convenience and security, residents of Elizabeth Mews benefit from private allocated parking, accessed via a secure gated entrance. For those who enjoy an active lifestyle, the front garden includes built-in storage for bikes, scooters, and other outdoor equipment, ensuring everything has its place.

This exceptional property is a rare find, offering the perfect blend of contemporary design, energy efficiency, and an enviable location in the heart of Southsea. Whether you are looking for a stylish urban home or a smart investment in a prime area, Elizabeth Mews ticks every box. Contact us today to arrange a viewing and experience the very best in modern townhouse living!



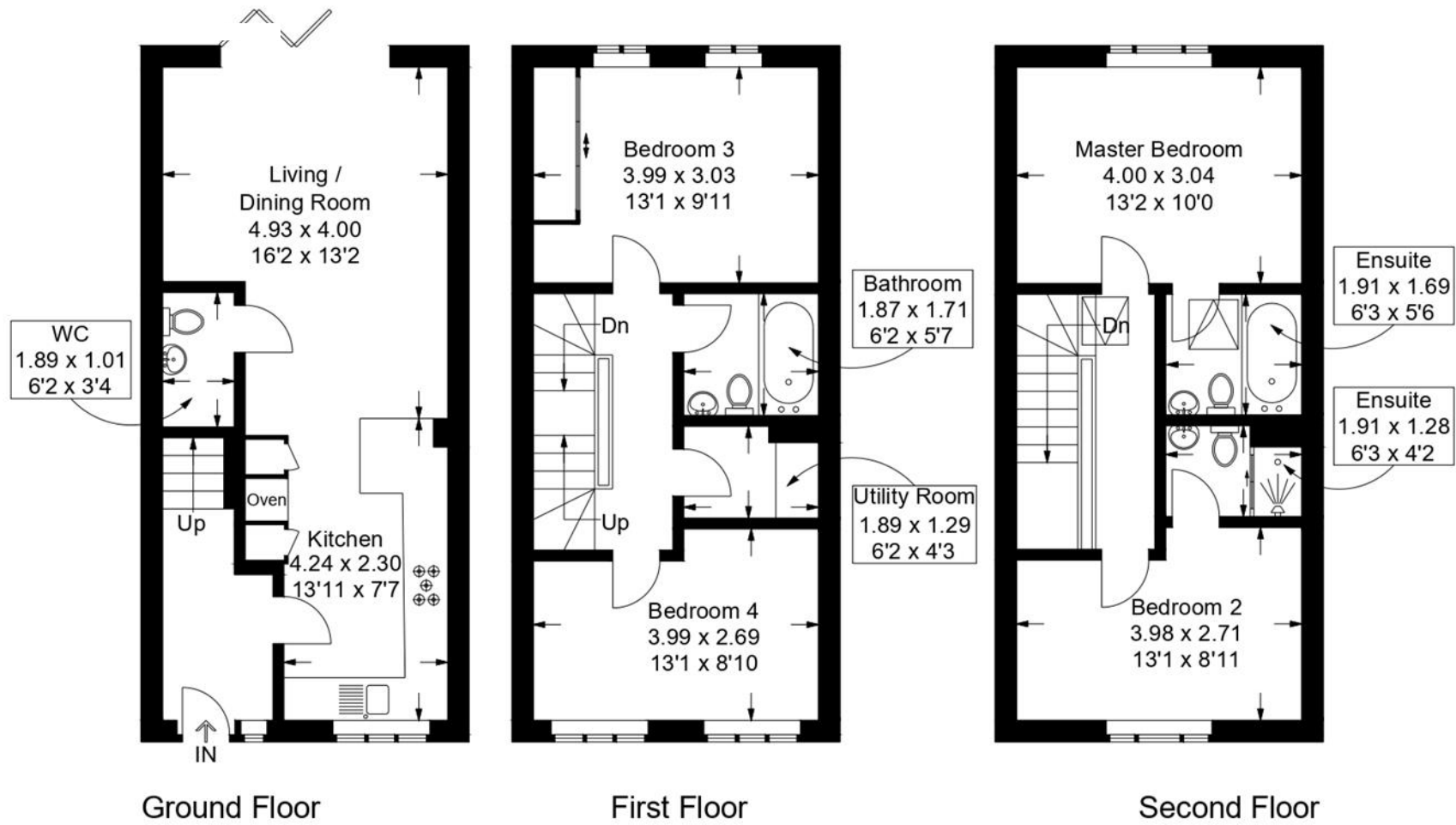




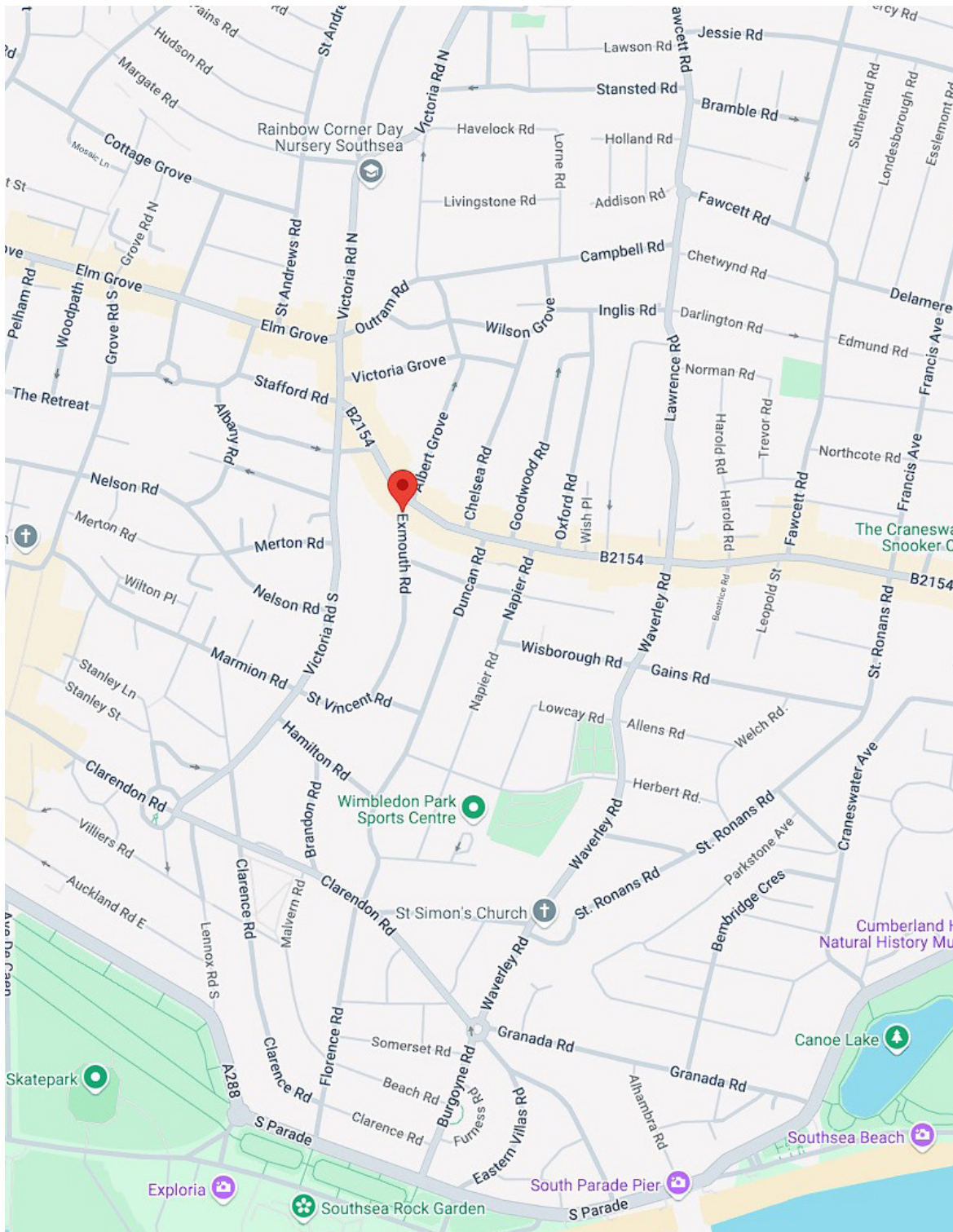


# Elizabeth Row, Exmouth Road, Southsea

Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft



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 harbors, 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. All this is right on your door step at Elizabeth Mews.

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!

✉ [Chris@nexaproperties.com](mailto: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](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

