

















## AT A GLANCE

-  Detached Garage & Parking For 4 Cars
-  Semi Detached Home 2 Bedrooms
-  Living Room With Gas Fired Log burner
-  Modern Fitted Kitchen
-  Modern Fitted Bathroom
-  West Facing Garden With BBQ Area
-  Covered Area For Al-Fresco Dining
-  Modern Double Glazed Windows
-  Tucked Away In Cul-De-Sac Location
-  Close To Scenic & Waterside Walks







## ABOUT THE PROPERTY

This modern and impressive semi-detached home is perfectly tucked away in a peaceful cul-de-sac within this ever-popular city development. Beautifully presented throughout, this stylish two-bedroom property boasts a range of luxurious touches that set it apart.

The inviting living room features a charming gas fired log burner, creating a warm and cozy atmosphere—perfect for relaxing on cooler evenings. The sleek, modern fitted kitchen is equipped with high-quality integrated appliances, offering both style and functionality. A beautifully designed, contemporary bathroom adds a touch of elegance, while the bright and spacious double-glazed sun lounge provides a seamless connection to the outdoors. With double sliding doors leading to a west-facing garden, you can bask in natural sunlight throughout the day and enjoy breathtaking sunsets in the evening.

An additional highlight of this home is the thoughtfully designed covered area behind the detached garage, allowing for year-round outdoor cooking and entertaining—whether it's a barbecue in summer or a cosy alfresco dining experience in cooler months. This space is perfect for unwinding with drinks as the sun sets.

Parking is often at a premium in this area, making the generous driveway with space for up to four cars, along with a detached garage, a rare and highly desirable feature.







## ABOUT THE PROPERTY

For those who appreciate convenience, this home is just a short drive from the M27 and M275, offering excellent transport links for commuting or exploring the surrounding areas. However, once home, you can escape the hustle and bustle and take advantage of the scenic walking and cycling routes to the east and north of the city. Enjoy enviable waterside strolls, picturesque green spaces, and the opportunity to explore the city's beauty at your own pace.

This exceptional home offers the perfect balance of modern comfort, practicality, and outdoor enjoyment—a truly rare find in such a desirable location.







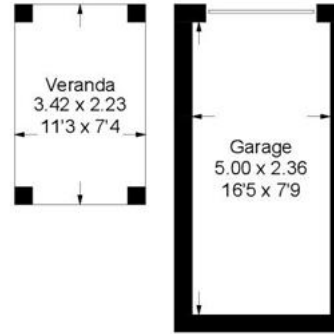






# Everdon Road, Portsmouth

Approximate Gross Internal Area = 64.2 sq m / 691 sq ft  
 Outbuildings = 19.7 sq m / 212 sq ft  
 Total = 83.9 sq m / 903 sq ft



Outbuildings



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 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.

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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