





## AT A GLANCE

 Beautifully Presented Victorian Home

Three Bedrooms

En-Suite Shower & W.C to Bedroom 1

Open Plan Kitchen / Dining

Spacious Inviting Accommodation

Enclosed Rear Garden

Modern Bathrooms

Superb Central Location

No Forward Chain!



## ABOUT THE PROPERTY

Positioned in one of Southsea's most sought-after central locations, this delightful Victorian mid-terraced cottage offers the perfect blend of character, lifestyle and convenience.

Just moments from the historic waterfronts of Southsea and Old Portsmouth, and within easy reach of Gunwharf Quays with its outstanding selection of designer outlet shopping, bars and waterside restaurants, this is coastal city living at its best.

Situated in the heart of fashionable Central Southsea, a short stroll from the vibrant Palmerston Road precinct, the property enjoys immediate access to an array of independent cafes, popular eateries, wine bars and boutique shops.

Located within the highly regarded Owens Conservation Area and close to Southsea seafront and open common, the setting is ideal for those who enjoy walking, running or simply making the most of the nearby coastline.

Beautifully presented throughout, this surprisingly spacious home combines period charm with tasteful modern décor. The accommodation comprises a welcoming open-plan living and dining room centred around an attractive feature fireplace, creating a warm and sociable living space.

To the rear, a generous 17ft kitchen/breakfast room is fitted with an integrated oven and hob and provides excellent everyday practicality.





## ABOUT THE PROPERTY

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room/WC.

Outside, the property benefits from a private enclosed low-maintenance rear garden, ideal for outdoor dining and entertaining.

Further benefits include gas central heating, part double glazing, residents' permit parking and the significant advantage of no forward chain.

Early viewing is highly recommended to fully appreciate both the charm of the property and the exceptional lifestyle offered by this prime Southsea location.

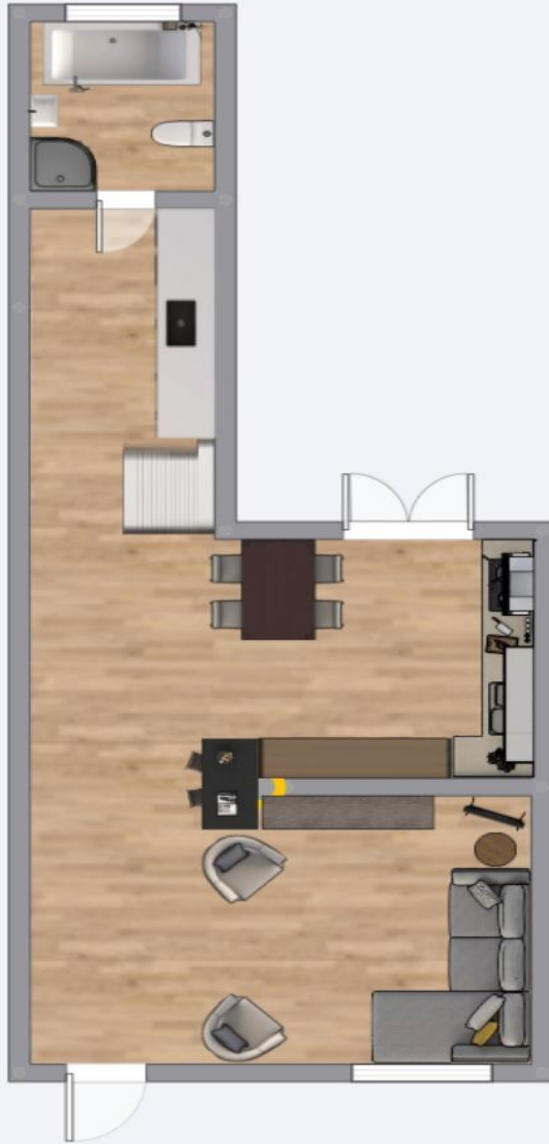






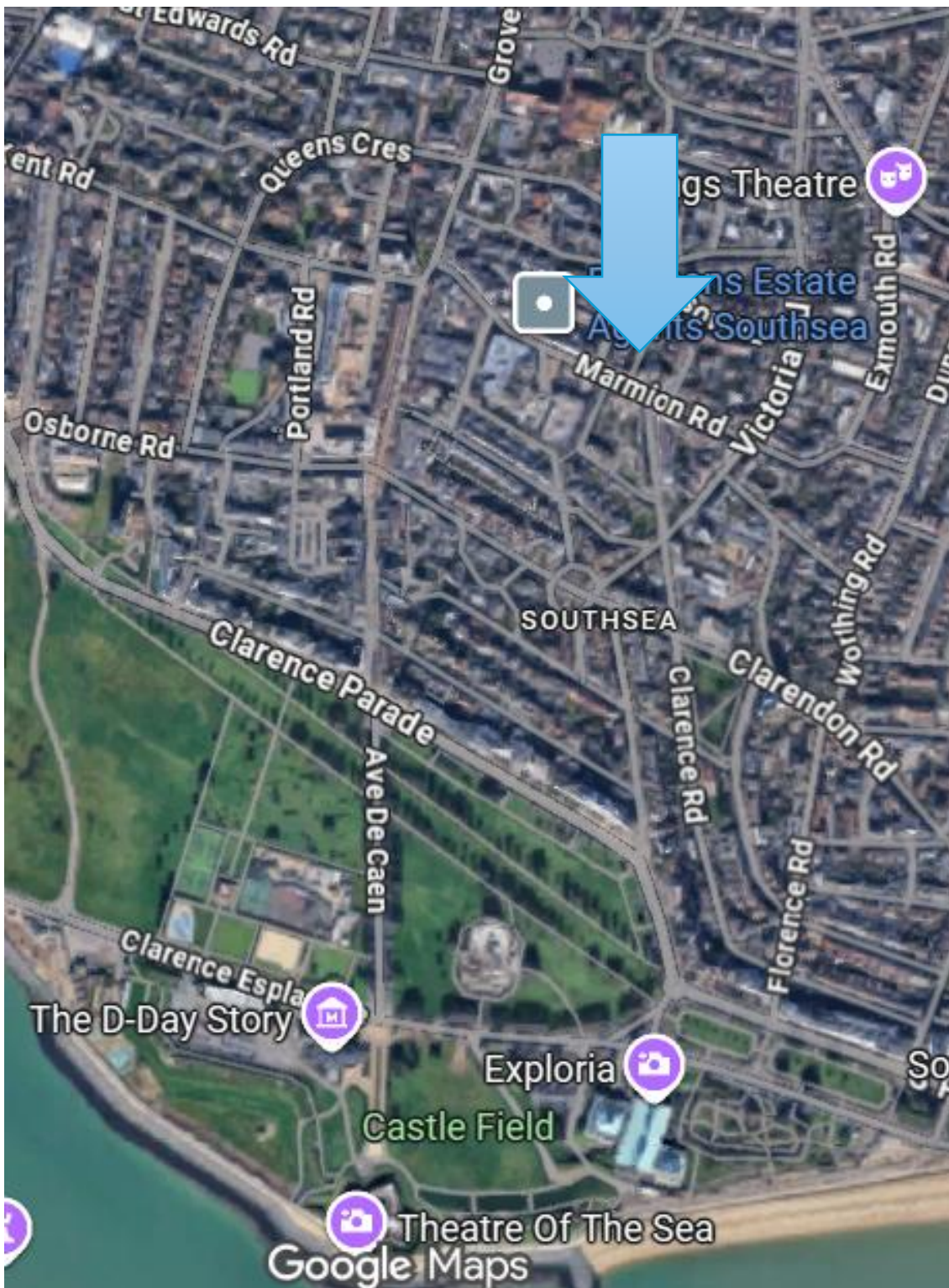


## Tide Cottage - Ground Floor



## Tide Cottage - First Floor





## LOCATION

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For those not familiar with the amazing city of Portsmouth it really has a lot offer.

Direct ferries to  
France, Spain, Channel islands and Isle of wight.

Cinemas, Bowling, D-Day Museum, Art Galleries, Natural History Museum, Beaches fun fairs and over 140 acres of beautiful common and gardens, all right on the seafront.

This is the only Island City in the country and a fantastic place to live and raise a family.



## THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. 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.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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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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