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**7 Vita Road**  
, Portsmouth, PO2 9LP

£365,000



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## Welcome to Vita Road...

Welcome to this beautifully presented three bedroom townhouse, perfectly positioned in the sought-after area of Hilsea, Portsmouth. Offering a blend of modern living and practical design, this stylish home is ideal for families or anyone seeking space, comfort, and convenience. Set across three floors, this deceptively spacious property has been tastefully decorated and thoughtfully laid out.

When entering the property you are greeted by a spacious entrance hall, with internal access to the garage on the left, as well as a convenient downstairs toilet. Through into the kitchen diner, which is modern kitchen and well-equipped, featuring a range of floor and wall mounted units, integrated appliances such as a dishwasher and combi oven, a hob with extractor fan and plenty of countertop space. The rear of the property has been extended, providing great space for a family dining table, complete with bi-fold doors leading out onto the garden.

The garden is of a good size, with patio and laid lawn, there is space for garden furniture and features a shed.

On the first floor you will find the living room, boasting carpeted floors and ample space for multiple sofas and furnishings, a great room for relaxing and spending time with the family.

Also on the first floor is one of the bedrooms, generously sized, offering space for a double bed, wardrobes and furnishings.

Moving onto the second floor, there is a further two

bedrooms and the family bathroom. The master bedroom is at the front of the property, there is space for a king size bed, wardrobes and furnishings.

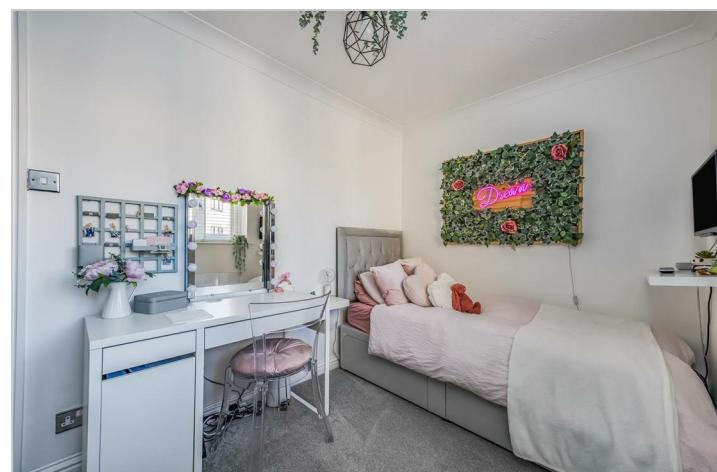
The family bathroom is modern and sleek, featuring tiled walls and vinyl laminate flooring, a bath with overhead shower, toilet, sink and towel radiator.

The garage, is ideal for storage or storing a vehicle, plumbing has been added to create a utility space. The drive to the front is the property is suitable for one vehicle and there is ample other parking in the street,

The property features a large loft area, great for storage, which can be accessed by a pull down ladder. The sellers have taken great care of their property, benefiting from being decorated throughout, double glazing, a new combi boiler providing gas central heating, as well the soffits and facias being recently replaced with UPVC, this an up together property ready to move into.

Situated in Vita Road, Hilsea, you are close to many local amenities, transport links in and out of the city as well as good schools. Mountbatten is just round the corner, offering a gym, swimming pool, green areas and walking routes.

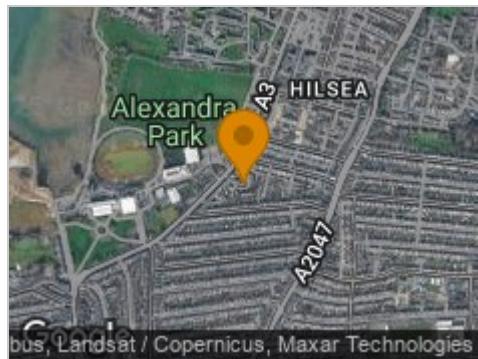
This is an excellent family home. Please contact the office to arrange your viewing appointment.



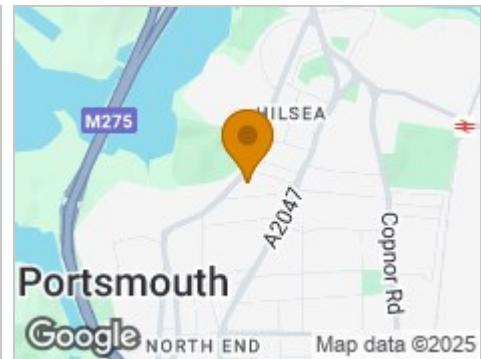
## Road Map



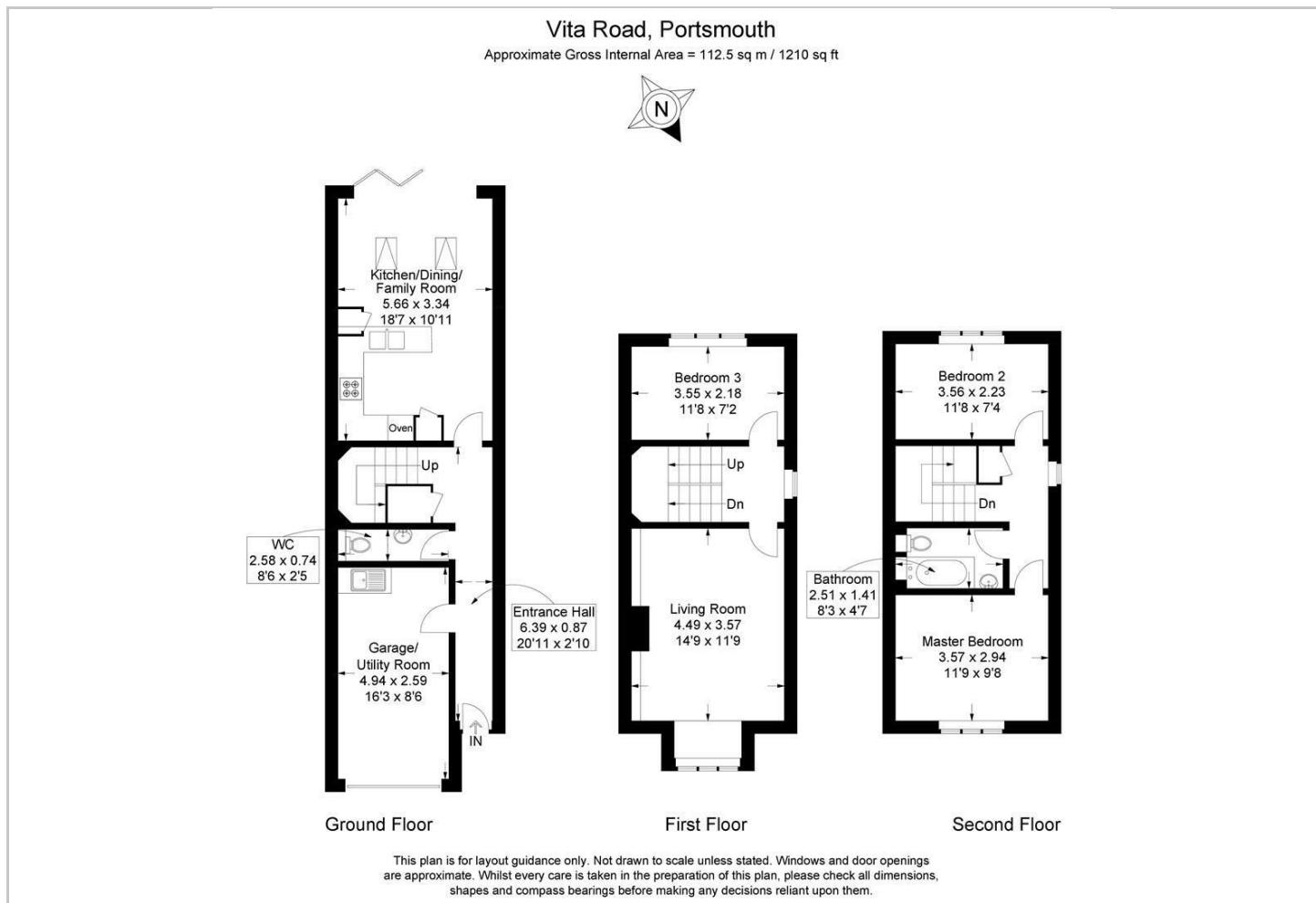
## Hybrid Map



## Terrain Map



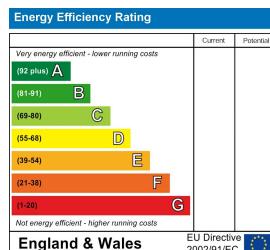
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.