SOLD BY
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86 Empshott Road

Southsea, Portsmouth, PO4 8BY

Offers in excess of £380,000

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UNEXPECTEDLY RE-AVAILABLE DUE TO CHAIN BREAKDOWN ** WAS SNAPPED UP FIRST TIME AROUND ** This extended, terraced bay-and-forecourt home in Southsea offers a rare opportunity to own a charming and unusual property in a highly sought-after location. Perfectly positioned near local amenities and well-regarded schools, such as Wimborne Infant and Junior Schools, this home is ideal for families, professionals, or anyone seeking the convenience and vibrancy of Southsea living.

The property seamlessly combines traditional character with modern living. As you step into the welcoming entrance hall, you'll immediately notice the period features, which continue through the ground floor including fireplaces that add a warm and timeless charm throughout much of the home. The ground floor has been thoughtfully extended with a large and quirky apex style extension, creating a spacious and versatile layout perfect for family life or entertaining.

The sitting room at the front of the property is a cozy retreat, featuring a large bay window that floods the space with natural light. This room is ideal for relaxing or hosting guests. The heart of the home, however, is the open-plan dining and family room, a generously sized area that offers flexibility to suit your lifestyle. Whether it's a family meal, a quiet evening in, or hosting gatherings, this space caters to all. It is open to the fitted kitchen at the rear of the house which is a true highlight with Island, integrated appliances and French Doors on to the garden. With ample space for preparing meals and enjoying casual dining, this area is designed to be both functional and sociable. The layout encourages seamless flow between the kitchen and other living spaces, making it ideal for modern family living.

Upstairs, the property features three well-proportioned bedrooms, offering comfortable accommodation for all members of the household. The principal bedroom is light and spacious, while the additional bedrooms are perfect for children, guests, or even a home office. A family bathroom is conveniently located on this floor, providing a practical yet stylish space to unwind.

One of the standout features of this home is its Southerly-facing rear garden, which enjoys plenty of sunlight throughout the day. This outdoor space is ideal for gardening, dining al fresco, or simply relaxing in a private setting. Whether you're entertaining friends or spending quality time with family, the garden provides a serene escape from daily life.

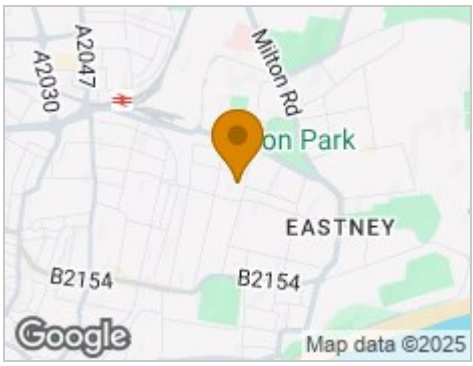
Further benefits include gas central heating and double glazing, ensuring the home is comfortable and energy-efficient year-round. The bay-and-forecourt design adds to the home's charm and character, while the excellent location places you within easy reach of Southsea's shops, cafes, and recreational facilities.

This property truly represents the best of both worlds, offering period features and modern amenities in a prime Southsea location. Whether you're a growing family, a couple, or someone seeking extra space to accommodate your lifestyle, this home has everything you need to settle into the vibrant Southsea community. Don't miss this chance to make it your own.

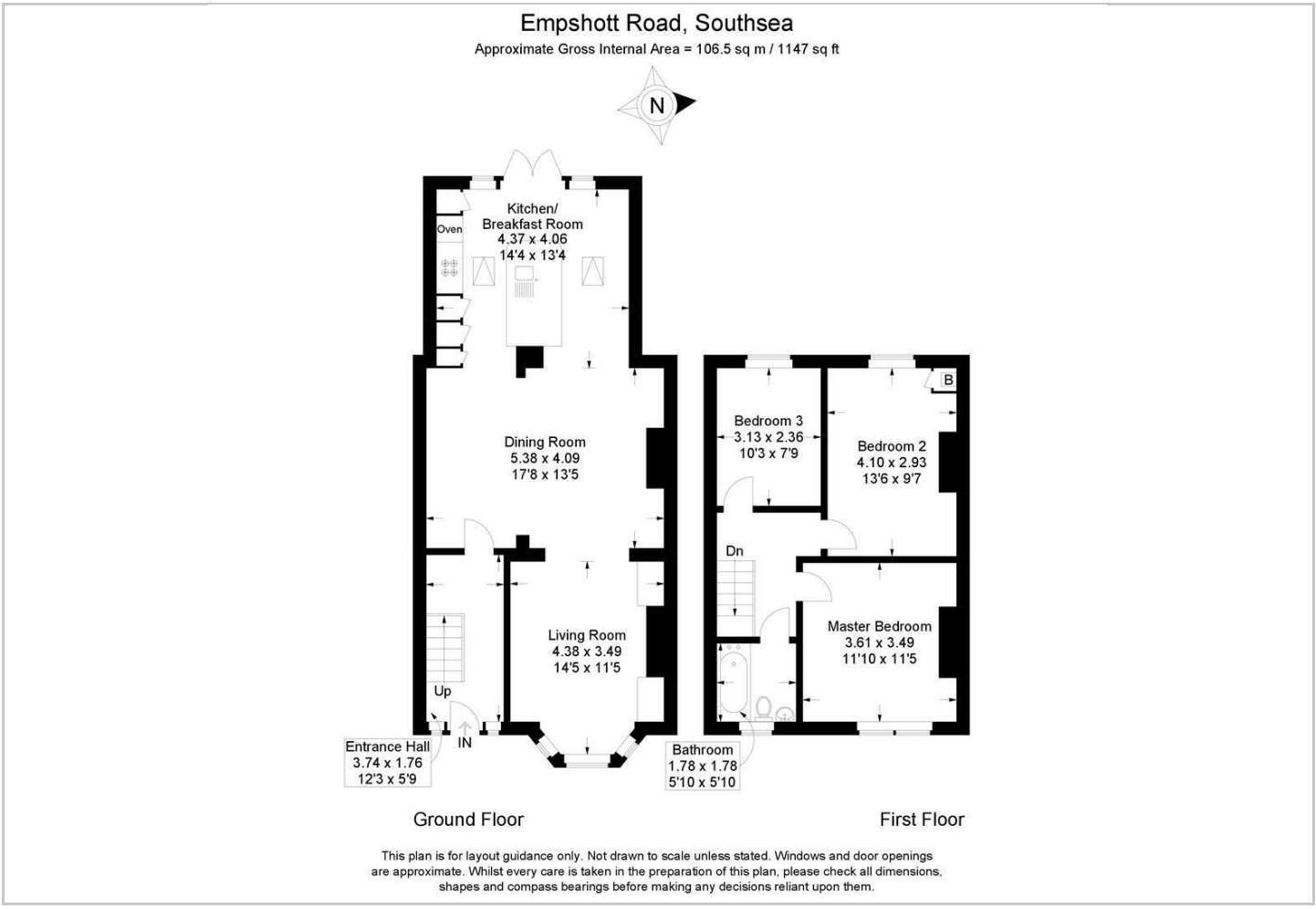
Road Map

Hybrid Map

Terrain Map



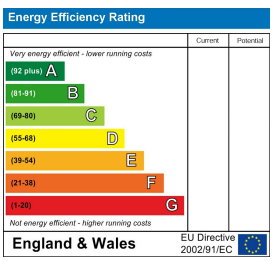
Floor Plan



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



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