



**45 Middlesex Road**

Southsea, PO4 8EF

**£235,000**



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## Welcome to Middlesex Road...

This beautifully presented two bedroom home on Middlesex Road, Southsea offers a perfect blend of character, space, and modern living, making it an ideal choice for first-time buyers, downsizers, or investors alike. Recently renovated throughout, the property is finished to a high standard and ready to move straight into.

Upon entry you are greeted by a welcoming hallway, leading you the main reception room. Positioned centrally within the home, offering excellent space and could be used as a dining room, family room, or lounge. The front reception room provides a comfortable living space, ideal for relaxing, with space for a sofa and other furnishings.

The modern fitted kitchen has been thoughtfully designed with a range of fitted units, ample worktop space, and integrated appliance such as an oven with hon and extractor fan, plumbing for a dishwasher and space for a fridge freezer.

Leading on from the kitchen is a conservatory area, currently utilised as a utility space, providing valuable additional storage and practicality.

Completing the ground floor is the shower room, featuring a toilet, sink, shower, towel radiator and sky light style window.

Upstairs, the property boasts two double bedrooms. Both generously sized, offering space for king size beds and other furnishings, completed with fitted wardrobes.

Externally, the south-facing rear garden is a real highlight. Enjoying sunshine throughout much of the day, the garden is perfect for outdoor dining, entertaining, or simply relaxing. To the rear of the garden sits a charming summer house, providing an excellent additional space that could be used as a hobby room, workspace, or peaceful retreat.

Situated in the popular and convenient location of Southsea, Middlesex Road is well placed for local shops, schools, transport links, and the seafront.

With its recent renovations and tasteful presentation this attractive home offers comfortable and modern living in a sought after residential setting.

A viewing is highly advised, please contact the office to arrange your appointment.

Council Tax - B

\*EPC was carried out before the property renovations\*



WELL PRESENTED TERRACED HOUSE \*\*  
TWO DOUBLE BEDROOMS \*\* TWO  
RECEPTION ROOMS \*\* MODERN NEWLY  
FITTED KITCHEN \*\* SOUTH FACING  
GARDEN WITH SUMMER HOUSE \*\*  
RECENTLY REFURBISHED MAINTAINING  
PERIOD FEATURES



Road Map



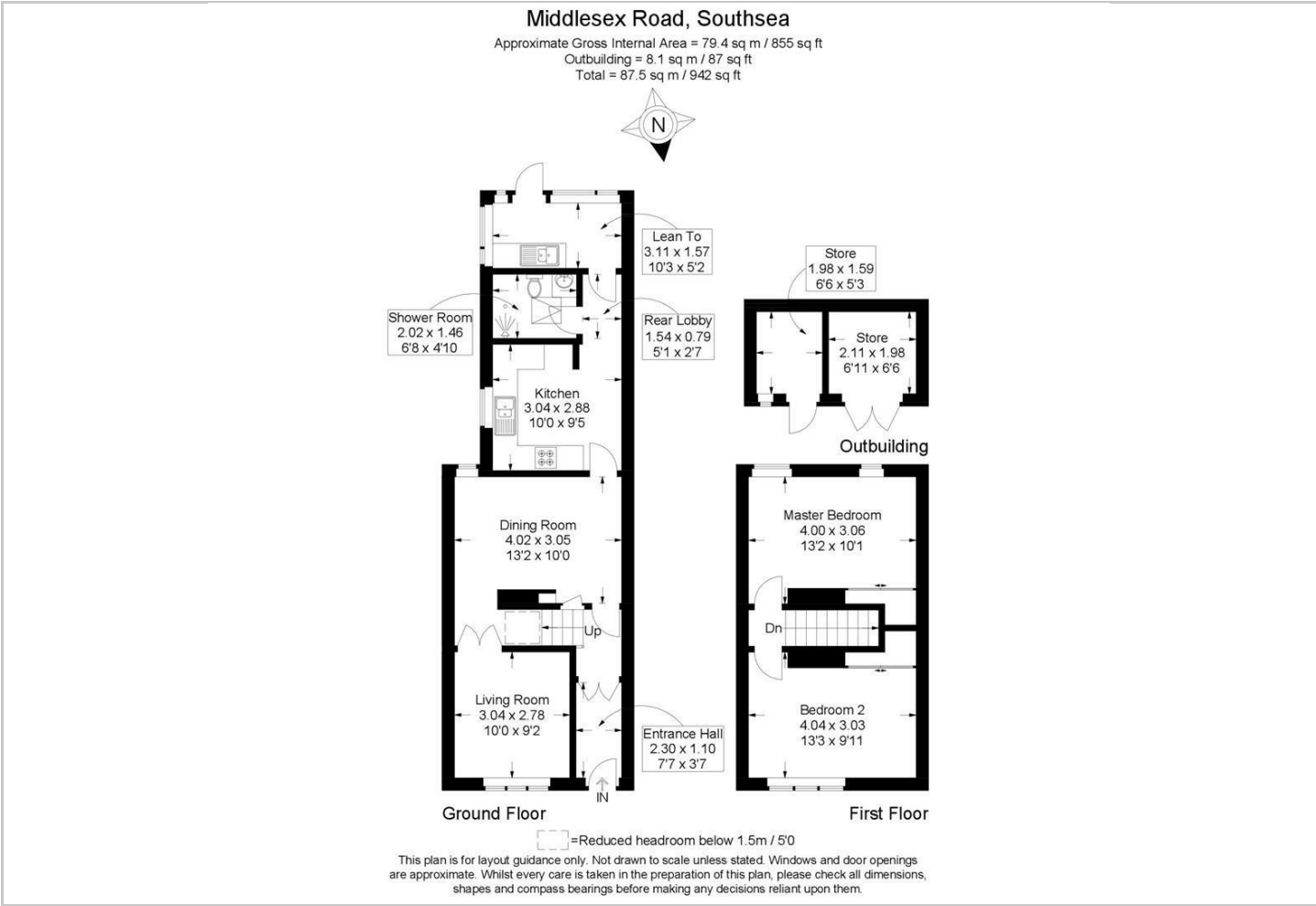
Hybrid Map



Terrain Map



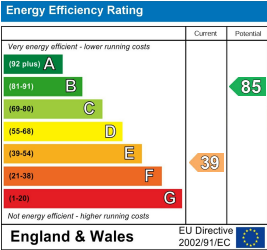
Floor Plan



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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