





AT A **GLANCE**

Victorian Family Home

Three - Four Bedrooms

Master Bedroom With En-Suite Shower/WC

Modern Kitchen Breakfast Room

Living Room & Separate Dining Room

Gas & Electric Safety Certificates Available

Well Presented & Conveniently Located

West facing Walled Garden

Outbuilding Perfect For WorkShop / Office

No Forward Chain!





ABOUT THE PROPERTY

A spacious and attractive Victorian semi-detached family home situated in a peaceful Southsea location.

Offering versatile accommodation, a west-facing walled garden and excellent access to local amenities and transport links.

This charming three-bedroom property combines period character with modern family living. The accommodation includes two generous reception rooms, with the second offering excellent versatility as a dining room, home office or potential fourth bedroom if required.

To the rear of the property is a superb fitted kitchen/breakfast room overlooking the garden, featuring a breakfast bar, ample storage and space for a sofa and television, creating a fantastic family hub ideal for everyday living and entertaining.





ABOUT THE PROPERTY

The first floor provides three well-proportioned bedrooms, including a main bedroom with en-suite shower room, alongside a large family bathroom.

Externally, the property benefits from a private west-facing walled garden, providing a sunny and secluded outdoor space perfect for relaxing, entertaining and family enjoyment.

A useful outbuilding offers valuable additional storage or potential workspace.

Located within easy reach of the vibrant Albert Road, renowned for its independent restaurants, cafés, bars and entertainment venues, this home is also approximately 750 metres from Fratton Train Station, providing convenient connections to London Waterloo, London Victoria and Gatwick. For those who enjoy the coast, Southsea seafront is around a 25-minute walk away (approximately 1.2 miles), offering beautiful coastal walks, beaches and a wealth of leisure opportunities. A delightful Victorian family home in a sought-after Southsea location, offering generous living space, character features and excellent connectivity.









Britannia Road, Southsea

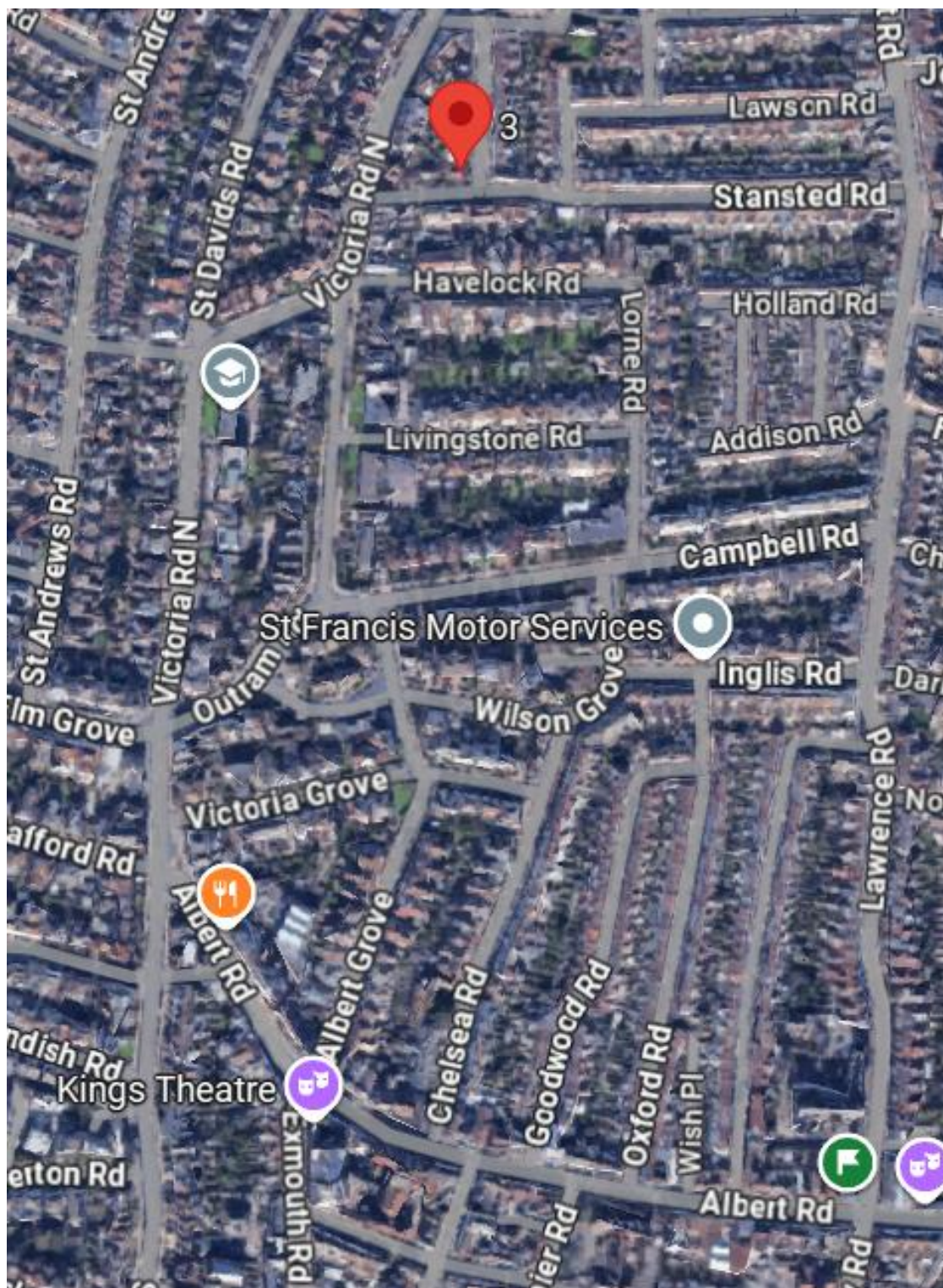
Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft

Outbuilding = 7.9 sq m / 85 sq ft

Total = 127.3 sq m / 1370 sq ft



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



Southsea is a vibrant and historic coastal district offering a unique blend of seaside charm, independent culture and city convenience.

Famous for its beautiful seafront, long stretches of promenade and open green spaces, Southsea provides the perfect setting for coastal walks, cycling, watersports and enjoying the fresh sea air.

The area is renowned for its eclectic mix of independent cafés, restaurants, bars and boutique shops, particularly along the popular Albert Road and Palmerston Road shopping precinct.

Just moments away is the historic naval city of Portsmouth, home to world-class attractions including the Historic Dockyard, Gunwharf Quays, Spinnaker Tower and the picturesque Old Portsmouth waterfront.

With excellent transport links, including direct rail services to London, and easy access to the motorway network, the area is ideally suited for commuters, families and those looking to enjoy the best of city and coastal living.

Southsea and Portsmouth offer an enviable lifestyle, combining rich maritime heritage, cultural attractions, excellent amenities, highly regarded schools and miles of stunning coastline.



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.



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PrimeLocation