



21 Burgoyne Road, Southsea

Offers in Region of £450,000





21 Burgoyne Road

Southsea

Ideally located just moments from Southsea beach, this spacious four-bedroom townhouse offers a rare opportunity to modernise a substantial home to your own style. Set across four levels, the property boasts generous and versatile living space, sea air, garden views, and the added bonus of off-road parking.

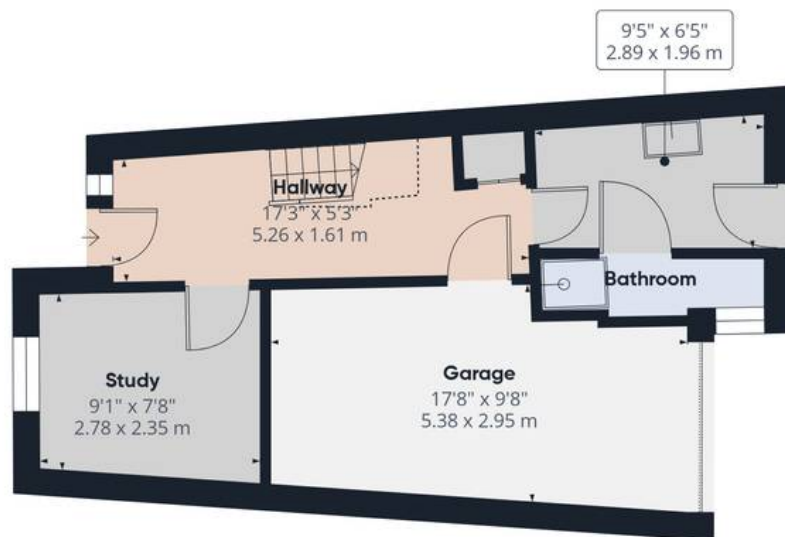
The ground floor includes an entrance hall, office or fifth bedroom, shower room, utility room, and access to both the garage and a private courtyard garden. On the first floor, a rear-facing kitchen and dining area open through double doors into a bright living room with views over communal lawns.

Upstairs are three bedrooms—one with en suite shower—and a modern family bathroom. The top floor features a light-filled loft bedroom with Velux windows and eaves storage.

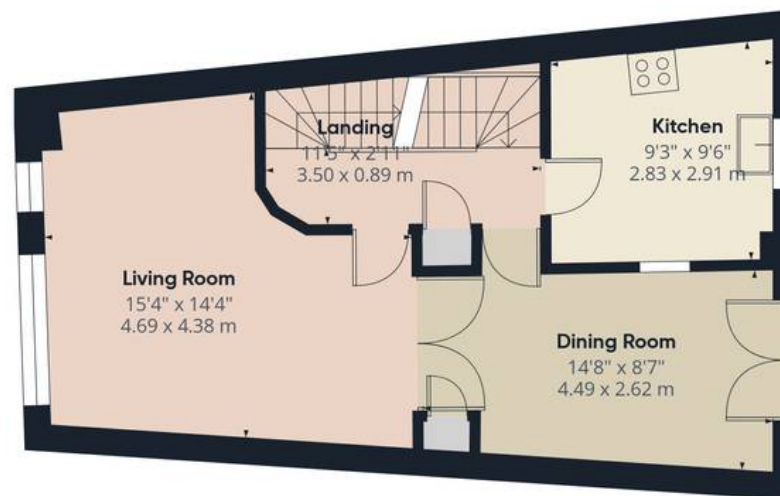
With scope for updating, this home offers huge potential in a highly sought-after seaside location.

Material Information: • Tenure: Freehold • Council Tax: D • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off Road & Permit Parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk

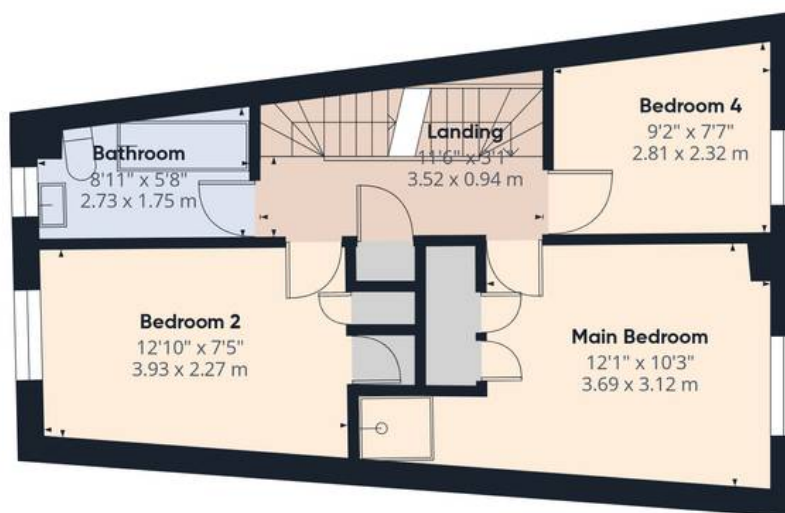




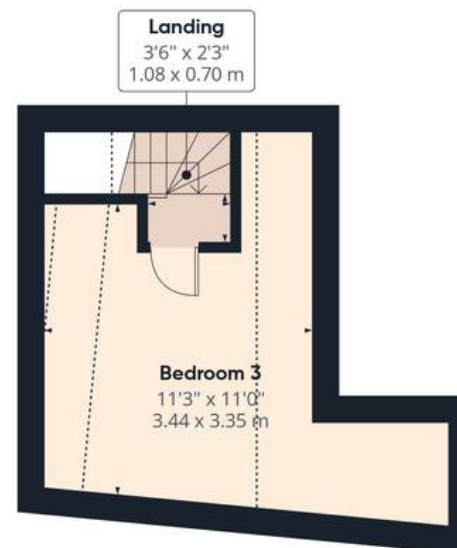
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1424 ft²

132.4 m²

Reduced headroom

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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