



Bath Road, Southsea

£375,000

 chinneckshaw



162 Bath Road

Southsea

This beautifully presented three-bedroom terraced house enjoys a fantastic position in the heart of central Southsea. Spacious, versatile and ready to move into, the property offers a welcoming home suited to a variety of lifestyles. The bright living space provides plenty of room to relax and entertain, while the well-arranged kitchen leads through to a cheerful sunroom overlooking the garden. Upstairs are two generous bedrooms, with a lovely attic bedroom adding further flexible accommodation and plenty of character. A useful cellar provides valuable additional storage and further possibilities. Outside, the attractive garden features raised borders and a patio, creating a lovely spot for relaxing or entertaining, while convenient rear access adds practicality. With shops, cafés, schools, transport links and Southsea's many attractions within easy reach, this appealing home combines generous accommodation with a fantastic central location and is ready for its new owners to enjoy.

Material Information • Tenure: Freehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk

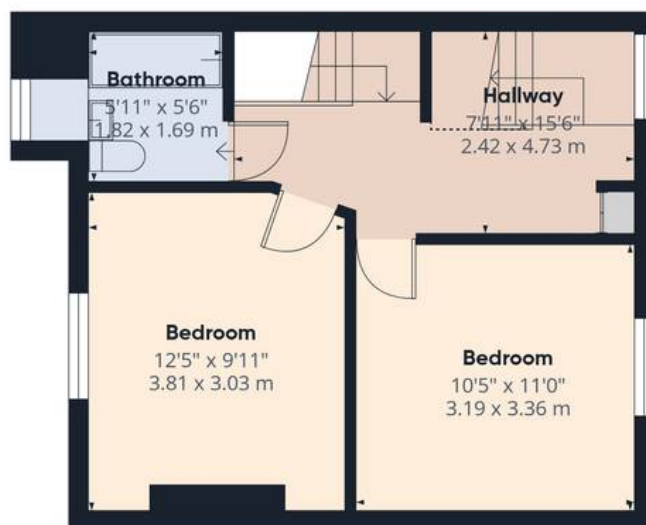




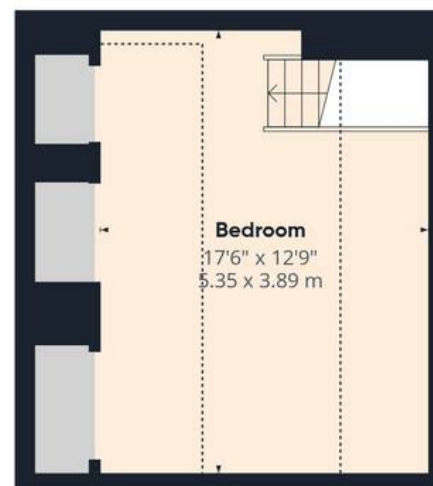
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1355 ft²

126 m²

Reduced headroom

127 ft²

11.8 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

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