



## 33 Military Road Hilsea, Portsmouth, PO3 5LS

**Guide price £450,000**

Welcome to this amazing find on the tranquil Military Road in Hilsea. This splendid house offers a perfect blend of modern living and family-friendly charm. Spanning an impressive 1,785 square feet, the property boasts four generously sized bedrooms and two well-appointed bathrooms, making it an ideal home for families seeking space and comfort.

Upon entering, you will be greeted by three inviting reception rooms, each designed to provide ample space for relaxation and entertainment. The extension, enhanced by a skylight, floods the area with natural light, creating a warm and welcoming atmosphere throughout the home. The well-presented interiors are modern and stylish, ensuring that you can move in with ease and enjoy the comforts of contemporary living.

The property is set in a peaceful location, perfect for families looking for a safe and friendly neighbourhood, whilst also remarkably close to transport links, shops & OFSTED 'Good' schools.

Outside, you will find a private garden, ideal for children to play or for hosting summer gatherings. Additionally, the house features a garage and off-road parking for two vehicles, providing convenience and security.

This delightful home, built between 1970 and 1979, has been thoughtfully maintained and extended, offering spacious living areas that cater to the needs of modern family life. With its combination of comfort, style, and practicality, this property is a rare find in the sought-after area of Hilsea. Don't miss the opportunity to make this wonderful house your new home.

- Beautifully presented 4 bedroom home
- Modern and stylish throughout
- Extended to rear for feature kitchen-diner with skylight
- Utility room with downstairs W.C.
- Elegant Bathroom with separate shower & roll top bath
- Well manicured and easy to maintain private garden
- Garage and driveway for off road parking
- Peaceful, family friendly location
- Good transport links and easy reach of local amenities
- Pleasant walks on Hilsea Lines or Foxes Forest

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



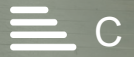
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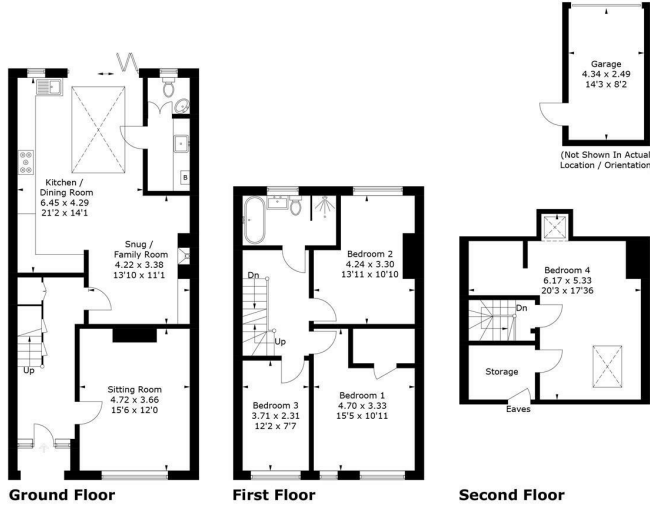


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# Floor Plan

## Military Road, PO3

Approximate Gross Internal Area = 155.0 sq m / 1668 sq ft  
 Garage = 10.9 sq m / 117 sq ft  
 Total = 165.9 sq m / 1785 sq ft



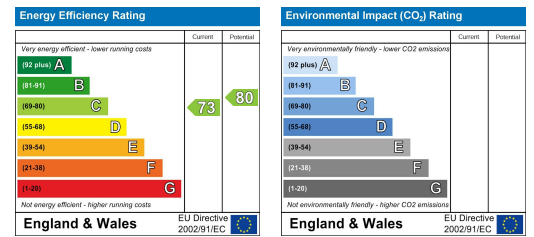
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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1206843)

# Area Map



# Energy Efficiency Graph



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