



11 Exmouth Road  
Southsea, PO5 2QL

**Asking Price £260,000**

**co**groves

Sales, Rentals and Block Management

## 11 Exmouth Road, Southsea, PO5 2QL

DELIGHTFUL 2 BEDROOM HOME LOCATED IN THIS EXTREMELY CONVENIENT & VIBRANT AREA OF SOUTHSEA, SOUTH OF ALBERT ROAD AND JUST A SHORT WALK TO PALMERSTON ROAD, ALBERT ROAD AND SEAFRONT. The accommodation comprises 2 bedrooms, entrance lobby, open plan lounge/dining room, attractive fitted kitchen with appliances, fitted bathroom. The property benefits from double glazing, gas central heating (boiler replaced October 2025) and a very private enclosed rear garden.

### Entrance Lobby

4'9 x 3'6 (1.45m x 1.07m)

Double glazed front door, cupboard housing consumer unit and recently replaced meters.

### Lounge/Dining Room

16'10 max x 11'5 (5.13m max x 3.48m)

Double aspect room with double glazed window to front, double glazed doors to garden, laminate flooring, two radiators, electric heater, coved ceiling, stairs to first floor with under stairs storage cupboard.

### Kitchen

14'10 x 6'4 (4.52m x 1.93m)

One and a half bowl sink unit with a range of wall and base cupboards, works surfaces, double oven, hob, extractor, integrated fridge/freezer, dishwasher, plumbing for washing machine, wine cooler, cupboard housing Glow Worm gas boiler which was replaced in October 2025. Radiator, vinyl flooring, double glazed window to side.

### Rear Lobby

Double glazed door to garden, vinyl flooring.

### Bathroom

7'2 max x 6'4 (2.18m max x 1.93m)

White suite comprising bath with shower over, WC, wash hand basin with cupboards below, tiled walls, vinyl flooring, ladder radiator, double glazed window to rear.

### First Floor Landing

Hatch to loft.

### Bedroom 1

13' max x 11'7 (3.96m max x 3.53m)

Double glazed window to rear, radiator, spotlights.

### Bedroom 2

10'3 max x 11'7 (3.12m max x 3.53m)

Double glazed window to front, radiator, spotlights.

### Garden

20' x 12'5 (6.10m x 3.78m)

Private enclosed rear garden with walled and fenced boundaries, patio area, artificial grass area, refuse storage area.

### Additional Information

Tenure - Freehold

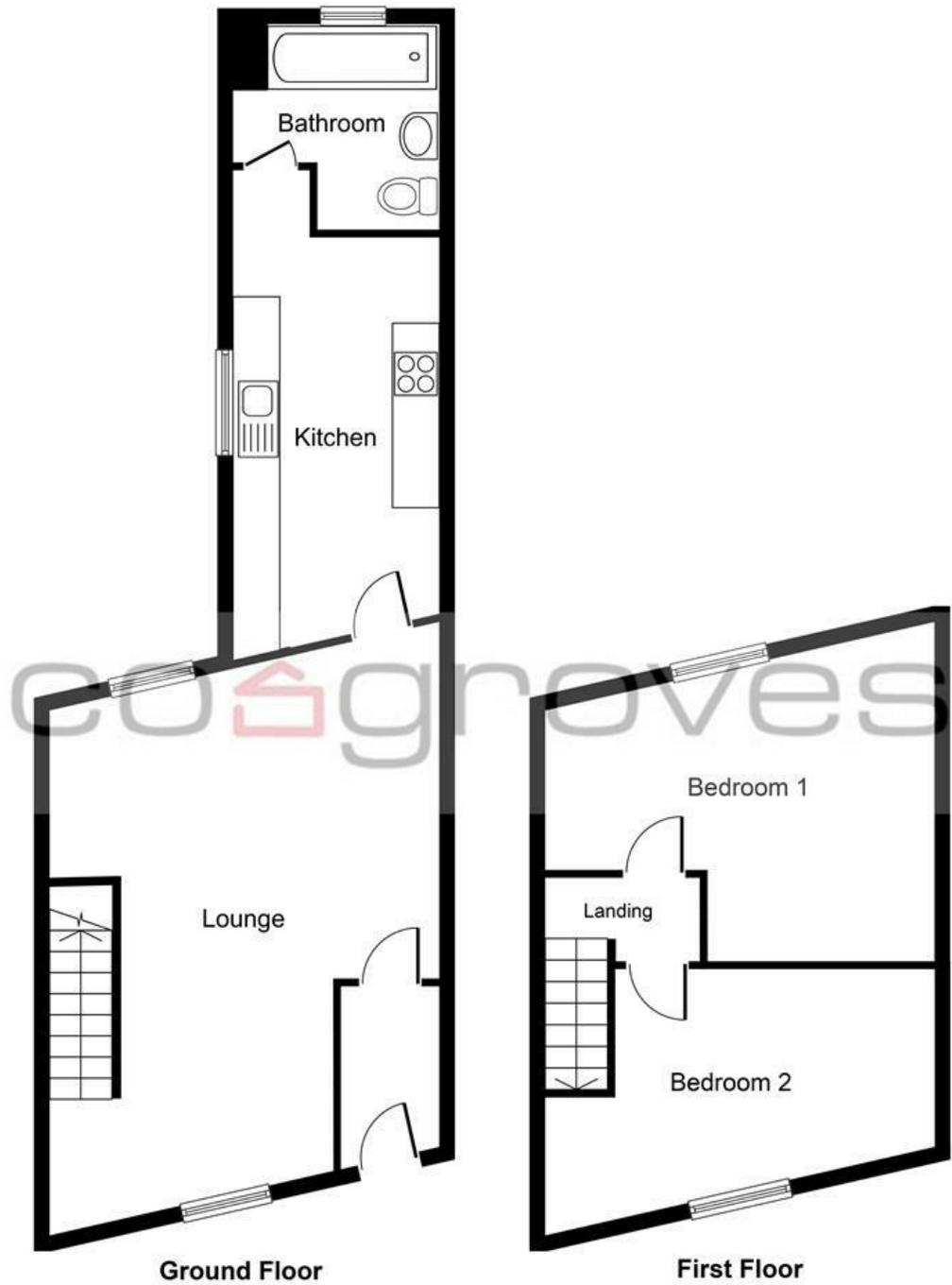
Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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