



**5 Mayflower Mews Highland Road  
Southsea, PO4 9HB**

**Asking Price £335,000**

**co****groves**

Sales, Rentals and Block Management



## 5 Mayflower Mews Highland Road, Southsea, PO4 9HB

4 BEDROOM TOWNHOUSE WITH ALLOCATED PARKING AND ENCLOSED REAR GARDEN WITH PEDESTRIAN ACCESS. Located within a short walk of Southsea Seafront and Albert Road, which offers a selection of shops, bars, restaurants, cafes and bus routes. The accommodation comprises 4 bedrooms, kitchen/breakfast room, ground floor cloakroom, lounge, family bathroom and en-suite shower room to bedroom 1. Offered with no forward chain.

### Entrance Hall

Double glazed front door, radiator, cupboard housing consumer unit, stairs to first floor.

### Kitchen/Breakfast Room

10'3 x 12'8 (3.12m x 3.86m)

One and a half bowl stainless steel sink unit with a range of wall and base cupboards, oven, hob, extractor, integrated fridge freezer and dishwasher, spotlights, radiator, double glazed window to rear and double glazed door to garden.

### Bedroom 4/Dining Room

11'1 max x 8'7 (3.38m max x 2.62m)

Double glazed window to front, radiator.

### Cloakroom

5'6 x 3'1 (1.68m x 0.94m)

WC, wash hand basin, tiled flooring, part tiled walls, radiator, extractor.

### First Floor Landing

Radiator.

### Lounge

14' into bay x 12'8 (4.27m into bay x 3.86m)

Double glazed window to front, double glazed doors to Juliet balcony, radiator.

### Bedroom 1

12'8 into bay x 12'9 (3.86m into bay x 3.89m)

Double glazed doors to Juliet balcony, radiator, door to:

### En Suite Shower Room

8'7 x 3'6 (2.62m x 1.07m)

Double shower cubicle, wash hand basin, WC, part tiled walls, tiled flooring, heated towel rail.

### Top Floor Landing

Storage cupboard housing hot water tank, plumbing for washing machine.

### Bedroom 2

11'6 x 12'9 (3.51m x 3.89m)

Double glazed doors to front to Juliet balcony, radiator.

### Bedroom 3

10'7 x 6'9 (3.23m x 2.06m)

Double glazed window to rear, radiator.

### Bathroom

9'5 x 5'6 (2.87m x 1.68m)

Bath, WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail, skylight window.

### Garden

24' x 14 (7.32m x 4.27m)

Enclosed rear garden with fenced boundaries and rear pedestrian access. Patio area, lawn area, outside tap, garden shed.

### Allocated Parking Space

Parking bay to rear.

### Additional Information

Tenure - Freehold

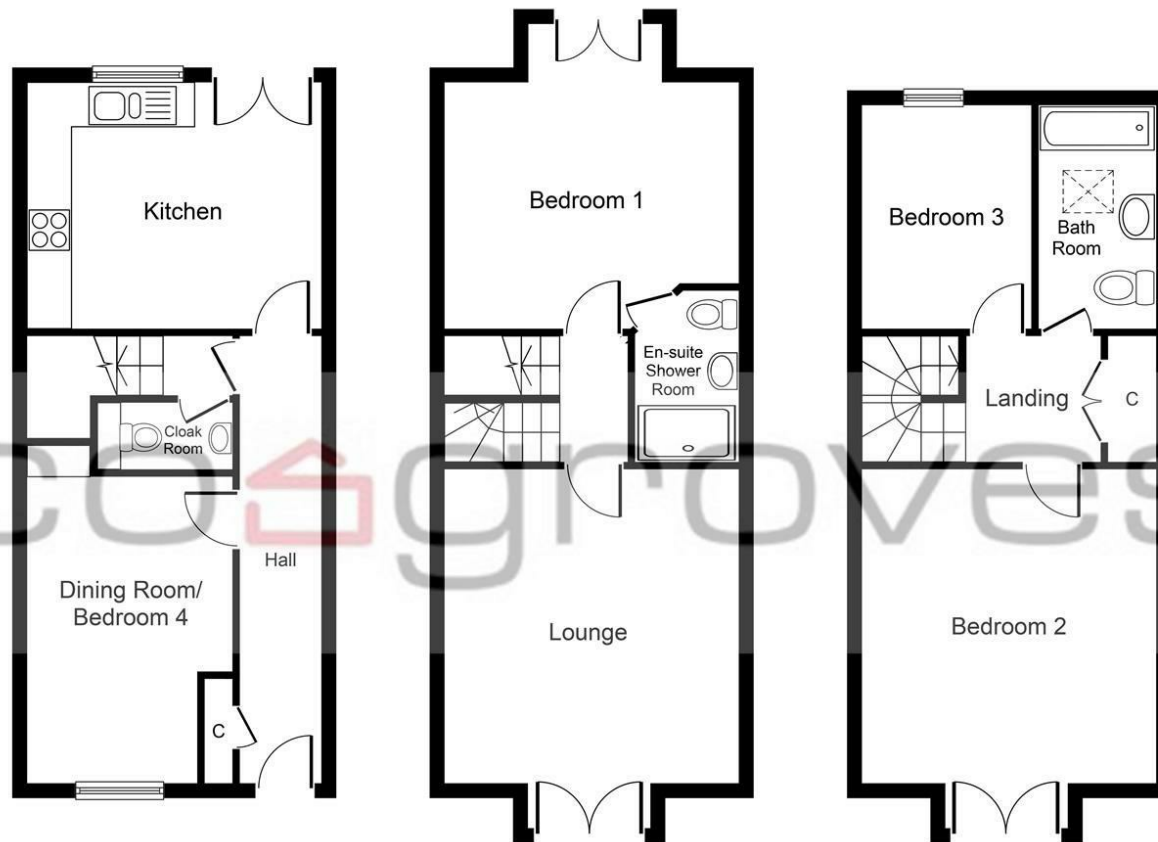
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and 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

Second 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

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

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