



4 Chester Place
Southsea, PO5 2NS
Asking Price £450,000

co**groves**
Sales, Rentals and Block Management

4 Chester Place, Southsea, PO5 2NS

3/4 BEDROOM HOME LOCATED IN THE HEART OF SOUTHSEA JUST A SHORT WALK TO WAITROSE, PALMERSTON ROAD, BARS, RESTAURANTS, CAFES, COFFEE SHOPS, BUS ROUTES & SEAFRONT. BEING SOLD WITH A GARAGE AND OFFERED WITH NO CHAIN. The accommodation comprises 3/4 bedrooms, 1/2 reception rooms, fitted kitchen, ground floor cloakroom, top floor bathroom. Other benefits include double glazing, gas central heating and enclosed rear garden with rear pedestrian access.

Entrance Lobby

5'9 x 4'7 (1.75m x 1.40m)

Double glazed front door leading to lobby, storage cupboards.

Cloakroom

6'2 x 2'8 (1.88m x 0.81m)

WC, wash hand basin, textured ceiling, tiled flooring, double glazed window to front.

Hall

Stairs to first floor with understairs storage cupboard, coved and textured ceiling, radiator.

Kitchen/Breakfast Room

12'3 max x 11'2 (3.73m max x 3.40m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in over, hob, extractor, dishwasher, plumbing for washing machine, space for fridge freezer, space for breakfast table. Double glazed window to front, tiled flooring, Ideal Logic gas boiler.

Dining Room/Bedroom 4

12'3 x 10'7 (3.73m x 3.23m)

Double glazed doors to rear leading to garden, coved and textured ceiling, laminate flooring, radiator.

First Floor Landing

Double glazed window to rear, coved and textured ceiling, stairs to top floor.

Lounge

14'3 into bay x 18'5 (4.34m into bay x 5.61m)

Large double glazed bay window to front, textured ceiling, spotlights, radiator.

Bedroom 3

12'3 x 10'7 (3.73m x 3.23m)

Double glazed window to rear, coved ceiling, radiator.

Top Floor Landing

Double glazed window to rear, hatch to loft, storage cupboard, additional cupboard housing hot water tank.

Bedroom 1

12'4 x 11'3 (3.76m x 3.43m)

Double glazed window to front, coved and textured ceiling, radiator.

Bedroom 2

12'4 x 10'7 (3.76m x 3.23m)

Double glazed window to rear, coved and textured ceiling, hatch to loft, radiator.

Bathroom

8'4 x 5'7 (2.54m x 1.70m)

Suite comprising bath with shower attachment, WC, wash hand basin, tiled walls, vinyl flooring, double glazed window to front, radiator, textured ceiling, electric heater.

Garden

Laid to patio, fence boundaries, door to garage, gate to rear offering rear pedestrian access.

Garage

17'9 x 8'1 (5.41m x 2.46m)

Up and over door, door to garden.

Additional Information

Tenure - Freehold

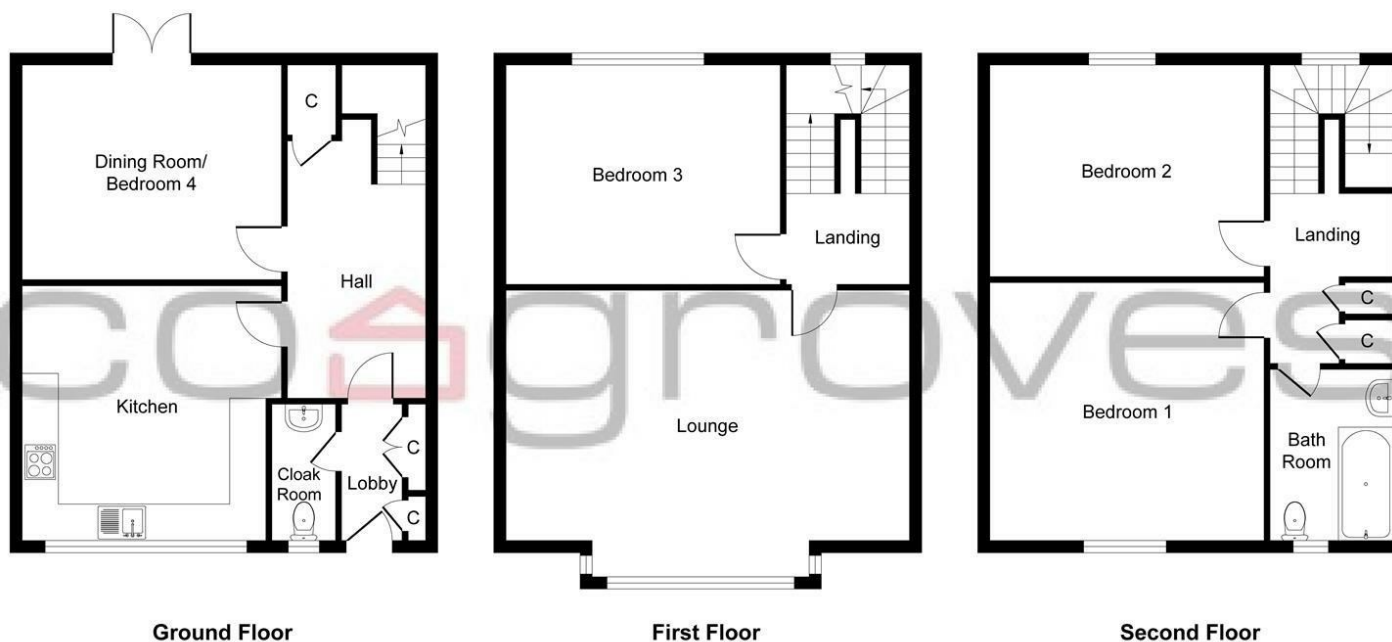
Council Tax - Band D

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.





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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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