



17 Wilberforce Road  
Southsea, PO5 3DR  
**Asking Price £575,000**

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

## 17 Wilberforce Road, Southsea, PO5 3DR

SPACIOUS 5 BEDROOM SEMI DETACHED FAMILY HOME WITH SIDE PEDESTRIAN ACCESS, LOCATED WITHIN THIS CUL-DE-SAC IN THE HEART OF CENTRAL SOUTHSEA JUST A SHORT WALK TO SEAFRONT & AMENITIES. The accommodation comprises 5 double bedrooms, 2 reception rooms, large kitchen breakfast room, cellar, ground floor cloakroom, first floor WC, first floor refitted shower room, second floor family bathroom. Other benefits include gas central heating, period features, fire places, ceiling roses, mixture of sash windows, double glazing and owned solar panels. Situated within this convenient area just a short walk to Portsmouth High School, Mayville High School & Portsmouth Grammar School. Also close by are several mainline train stations, Gunwharf Quays, Palmerston Road Shopping Precinct, bars, restaurants, cafes, shops and supermarkets.

### Entrance Hall

Stained glass front door to entrance hall, decorative coving, dado rail, picture rail, radiator.

### Lounge

20' into bay x 13'9 (6.10m into bay x 4.19m) Bay window to front front with sash windows and window shutters, coved ceiling, picture rail, fireplace with mantelpiece and tiled surround, radiator.

### Dining Room

14'8 x 10'7 (4.47m x 3.23m) Double glazed window to rear, coved ceiling, picture rail, fireplace with mantelpiece and tiled surround. Radiator, wash hand basin with cupboards below.

### Cloakroom

2'8 x 5'4 (0.81m x 1.63m) WC, double glazed window to side.

### Kitchen/Breakfast Room

21'8 x 10'8 (6.60m x 3.25m) One and a half bowl stainless steel sink unit with range of wall and base cupboards with works surfaces over. Range oven with extractor, plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, double glazed window and door to side, double glazed doors to rear leading to garden. Coved ceiling, wall mounted Worcester boiler.

### Cellar

13'10 max x 16'9 max (4.22m max x 5.11m max) Window to rear, gas meter, electric meter, electric consumer unit, solar panel control unit.

### First Floor Landing

### Bedroom 1

20' into bay x 17'2 (6.10m into bay x 5.23m) Bay window to front with sash windows, coved ceiling, picture rail, radiator.

### Bedroom 5

14'8 x 10'6 (4.47m x 3.20m) Double glazed window to rear, picture rail, radiator, built in cupboard.

### WC

2'8 x 5'4 (0.81m x 1.63m) Double glazed window to side, WC.

### Bedroom 3

14'3 x 11'1 (4.34m x 3.38m) Double glazed window to rear feature fireplace with mantelpiece and tiled surround, built in cupboard, radiator.

### Shower Room

7'5 x 6'6 (2.26m x 1.98m) Shower cubicle, wash hand basin with storage below, tiled walls, ladder radiator, extractor, double glazed window to side.

### Second Floor Landing

Skylight window.

### Bedroom 4

14'2 x 11'1 (4.32m x 3.38m) Double glazed window to rear, built in cupboard, radiator.

### Bathroom

10'1 x 7'7 (3.07m x 2.31m) Suite comprising bath, WC, wash hand basin, part tiled walls, double glazed window to side, radiator.

### Bedroom 2

22'7 max x 16'1 (6.88m max x 4.90m) Double glazed windows to rear and side, skylight window, radiator, hatch to loft, eves storage space to front and rear.

### Garden

30' x 20' approximately (9.14m x 6.10m approximately) Enclosed rear garden with walled boundaries, lawn, outside tap, timber shed, side pedestrian gate.

### 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.





Cellar

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) <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>England &amp; Wales</b>		77	
	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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