

£242,500

10 Esslemont Road

Southsea, PO4 0ET

BEAUTIFUL TWO BEDROOM HOME WITH UPSTAIRS BATHROOM! A stylish and charming two bedroom property situated in Esslemont Road, Southsea. Having been renovated by the current owners, the property offers a lovely blend of character and style, with well-presented accommodation throughout. You'll find two reception rooms and a modern fitted kitchen to the ground floor. Upstairs are two bedrooms and a contemporary bathroom. The landscaped garden is a peaceful wall enclosed space with decked seating area and rear pedestrian access. Double glazing, gas central heating and wooden flooring complete the appeal to this lovely home. Contact Jeffries to arrange to take a look.

2

1

2











ENTRANCE Double glazed door into:-

ENTRANCE LOBBY Borrowed light window, laminate flooring, door to:-

RECEPTION ROOM ONE 9' 10" x 11' 6" (3.02m x 3.53m) Double glazed window to front elevation with period style shutters, stairs to first floor landing, radiator, borrowed light window to rear elevation, wooden flooring, opening to:-

RECEPTION ROOM TWO 9' 9" x 11' 6" (2.98m x 3.51m) Double glazed window to rear elevation, radiator, wooden flooring, under stair storage cupboard housing gas and electric meter, doorway to:-

KITCHEN 12' 11" x 7' 5" (3.94m x 2.28m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, integral electric oven and gas hob with extractor fan over, space and plumbing for washing machine, space for fridge/freezer, wall mounted shelving providing additional storage, wall mounted boiler, tiled to principal areas and laminate flooring, spot lighting, double glazed windows to side and rear elevations, double glazed door to side elevation.

LANDING Wooden flooring, doors to bedrooms, loft access.

BEDROOM ONE 9' 10" x 11' 6" (3.00m x 3.52m) Double glazed window to front elevation with period style shutters, radiator, wooden flooring.

BATHROOM 6' 9" x 4' 5" (2.06m x 1.37m) Modern fitted suite comprising tile enclosed bath with electric shower unit and additional rainwater shower, low level WC, wash hand basin with mixer tap and storage unit, vertical feature radiator, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

BEDROOM TWO 9' 10" x 6' 8" (3.00m x 2.05m) Double glazed window to rear elevation with period style shutters, wooden flooring, radiator, built-in storage cupboard, door to eaves storage space (3.96m) with lighting.

GARDEN 26' 4" (8.05m) Mainly laid to stone and landscaped to provide decked seating area, raised sleeper borders, outside tap, storage shed, rear pedestrian access, enclosed by brick walls and wooden fencing.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC Graph to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk