



£379,995
12 Sanderling Road
Southsea, PO4 8YR

THREE BEDROOM HOME WITH GARAGE & NO FORWARD CHAIN! This semi-detached chalet bungalow is situated in the ever popular residential location of Sanderling Road, Southsea. The property, which has been recently decorated throughout, offers spacious living accommodation is offered to the market with no forward chain! Internally, you are greeted by an entrance hallway, living room with bay window, downstairs cloakroom and a fitted kitchen/diner. Upstairs, there are three double bedrooms and family bathroom. An enclosed low maintenance rear garden can be found the rear. The added bonus is the garage and driveway with parking for two vehicles. Double glazing and gas central heating complete the appeal for this lovely family home. Viewings strictly by appointment by calling the Southsea Office.

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FRONT GARDEN Laid to paving with shrub borders, double glazed door to porch.

PORCH 3' 8" x 5' 1" (1.14m x 1.55m) Dual aspect double glazed windows, wooden front door to:-

HALLWAY 17' 9" x 6' 2" (5.43m x 1.89m) Stairs to first floor landing, radiator, period style dado rail, stained glass windows, doors to all rooms.

LOUNGE 15' 2" x 12' 4" (4.64m x 3.78m) Double glazed window to front elevation, radiator, corbel, ceiling rose, coving and dado rail, feature fireplace, borrowed light window.

WC 5' 9" x 3' 4" (1.77m x 1.03m) Low level WC, wall mounted combination boiler, double glazed window to side elevation.

KITCHEN/DINER 9' 10" at widest point x 19' 1" (3.01m x 5.82m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and half bowl stainless steel sink, spaces for cooker and fridge/freezer, space and plumbing for washing machine, radiator, double glazed window to side elevation, sliding door to garden.

FIRST FLOOR LANDING Doors to all rooms, double glazed window to side elevation.

BEDROOM ONE 11' 10" x 12' 2" into wardrobe (3.63m x 3.72m) Double glazed window to front elevation, carpeted, built-in wardrobe.

BEDROOM TWO 10' 4" x 12' 2" into wardrobe (3.16m x 3.72m) Double glazed window to rear elevation, built-in wardrobe, carpeted, radiator.

BEDROOM THREE 8' 11" x 8' 0" (2.72m x 2.44m) Double glazed window to front elevation, carpeted, dado rail.

BATHROOM 6' 7" x 6' 6" (2.02m x 2.00m) Panel enclosed bath with shower attachment, low level WC, pedestal mounted wash basin, radiator, tiled to principal areas, obscure double glazed window to rear elevation.

OUTSIDE:

REAR GARDEN Laid to paving with shrub borders, side pedestrian access, personal door to garage, enclosed by brick walls.

DRIVEWAY & GARAGE Driveway parking for two vehicles.

GROUND FLOOR

1ST FLOOR



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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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

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