



**£410,000**  
**46 Hunter Road**  
Southsea, PO4 9AY

LOVELY THREE BEDROOM HOME IN SOUGHT-AFTER LOCATION! This excellent example of a traditional bay and forecourt home which can be found in the highly desirable location of Hunter Road, Southsea. The extended accommodation offers a delightful mix of contemporary style and period features including fireplaces. The ground floor briefly comprises; entrance hallway, spacious lounge, modern fitted kitchen opening through to the dining room, utility room/cloakroom and additional living room with skylight windows. On the first floor, you will find three double bedrooms and a lovely family bathroom suite. Externally, there is an enclosed rear garden with paved area. Additionally, the property benefits from gas central heating, double glazing and a cellar which is perfect for a home office. A truly lovely residence which we would make an ideal family home with an array of well-regarded schools nearby. To fully appreciate all this property has to offer, please call to arrange your internal viewing.

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CELLAR/OFFICE

GROUND FLOOR

FIRST 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 |
| Very energy efficient - lower running costs |                            |           |
| (92+) A                                     |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 77        |
| (55-68) D                                   | 62                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |                            |           |

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

**Jeffries  
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