



**£630,000**  
**3 Malvern Road**  
Southsea, PO5 2LZ

SUBSTANTIAL SOUTHSEA HOME! A rare opportunity to purchase one of Southsea's statement family homes located in a sought-after location, just moments away from the seafront. Arranged over three floors and spanning some 2600 sq.ft, the home offers generous rooms throughout. The ground floor consists of a large storm porch, three large reception rooms, fitted kitchen, bathroom suite and utility area. The first floor benefits from three double bedrooms and the family bathroom with separate WC, with the second floor offering three further double bedrooms, modern fitted shower room and kitchenette. A westerly aspect garden with pedestrian access can be found to the rear. The elusive off road parking for two cars is located to the front of the property. Additional benefits include gas central heating and double glazing. Viewings strictly by appointment only, so please arrange this with the Southsea office.

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**DOUBLE GLAZED FRENCH DOORS** Leading into storm porch, Victorian tiled flooring, wooden front door into:-

**HALLWAY** Victorian skirting boards, carpeted, radiator, under stair storage, stairs to first floor landing.

**LOUNGE** 18' 11" x 14' 2" (5.78m x 4.32m) Double glazed bay window to front aspect, Victorian skirting boards, carpeted, two radiators, bi-folding doors leading to:-

**DINING ROOM** 14' 10" x 11' 11" (4.54m x 3.64m) Double glazed window to rear aspect, carpeted, Victorian skirting boards, radiator

**BATHROOM** Panel enclosed bath with electric shower over, WC, wash hand basin, obscure double glazed window, fully tiled.

**BREAKFAST ROOM** 14' 10" x 11' 5" (4.53m x 3.48m) Double glazed window to side aspect, radiator, carpeted, leading into:-

**KITCHEN** 11' 6" x 11' 5" (3.53m x 3.48m) Wooden fitted kitchen comprising wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, 'Range' style cooker with stainless steel extractor hood over, integral fridge/freezer, tiled flooring, tiled to principal areas, double glazed window to rear aspect, utility space for washing machine, tumble dryer and wall mounted boiler, double glazed door leading into garden.

**FIRST FLOOR LANDING** Victorian skirting boards, carpeted, two radiators, stairs to second floor landing.

**MASTER BEDROOM** 19' 3" x 18' 6" (5.89m x 5.66m) Double glazed bay window to front aspect, double glazed window to front aspect, radiator, carpeted, Victorian skirting boards

**BEDROOM TWO** 15' 2" x 11' 10" (4.63m x 3.63m) Double glazed window to rear aspect, carpeted, radiator.

**BEDROOM THREE** 11' 8" x 11' 5" (3.56m x 3.49m) Double glazed window to rear aspect, radiator, storage cupboard.

**BATHROOM** 11' 6" x 7' 0" (3.52m x 2.14m) Fitted bathroom suite comprising panel enclosed bath with electric shower over, pedestal mounted basin, WC, radiator, two obscure double glazed windows to side aspect.

**BEDROOM FOUR** 11' 8" x 11' 5" (3.56m x 3.49m) Double glazed window to rear aspect, carpeted, radiator.

#### SECOND FLOOR LANDING

**KITCHEN** 8' 2" x 7' 1" (2.51m x 2.18m) Range of wall and base level units incorporating roll top work surfaces, stainless steel sink, double glazed window to side aspect.

**BATHROOM** 8' 0" x 7' 3" (2.45m x 2.23m) Fitted suite comprising quadrant shower cubicle with electric shower, WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas.

**BEDROOM FIVE** 8' 6" x 14' 7" (2.61m x 4.46m) Double glazed window to front aspect, radiator, carpeted.

**BEDROOM SIX** 13' 9" x 9' 1" (4.20m x 2.77m) Double glazed window to rear aspect, Velux window, radiator, carpeted, storage cupboard.

**GARDEN** 19' 9" (6.04m) Walled garden with rear pedestrian access, paved and grassed areas.



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 E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 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



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