

# Houses 4 Sale

## Residential Sales & Lettings

123 Bean Oak Road, Portsmouth, Hampshire, PO4 AOJ

[Property Folio No: 7727A](#)

2 Bedroom Converted Flats

5 Clifford Road, Southsea-on-Sea, Hampshire

An older style 3 Storey Semi-Detached House which is at present divided into 3 flats, the Ground Floor Flat being rented and the other two flats are vacant. The property would be suitable for Home & Income, or as an investment or could be converted back to a Family Home. The Ground Floor Flat has Gas Central Heating and the other two flats have Electric Storage Heating. The Property has the benefit of Double Glazing to part of the property and retains a number of original features.



For property description please continue overleaf. If there are any other details you require please do not hesitate to contact your branch representative.

<b><u>Entrance Porch</u></b>	Entryphone. Half Glazed Front Door to:-
<b><u>Communal Lobby</u></b>	Original Tiled Floor. Fitted Low Cupboard Housing Gas Meters. Wall Mounted Electric Meters. Half Glazed Door to:-
<b><u>Communal Hall</u></b>	Door to Flat 1 and balustraded stairs to Flats 2 and 3.
<b><u>FLAT 1</u></b>	Front Door to:-
<b><u>Entrance Hall</u></b>	Entryphone. Wall Light Point. Radiator with Thermostat Control, Understair Cupboard. Door to Side Entrance.
<b><u>Lounge</u></b> 16' 4" x 14' 6"	2 Double Radiators with thermostat control, T.V. Point, Wall Mounted Gas Fire, Replacement Double Glazed Windows to Bay, Corniced Ceiling.
<b><u>Kitchen/Dining Rm</u></b> 11' 3" x 10' 9"	Worktop with inset stainless steel sink and mixer tap with cupboard and space for washing machine with plumbing installed under. Space for cooker with gas point. Further worktop with drawers and cupboards under and adjacent tall unit housing fridge/freezer. Worktop with cupboards and end display unit under. Range of wall mounted cupboards, wall mounted Ocean Style FF Gas Boiler. Telephone Point. Replacement Double Glazed Windows. Doorway to:-
<b><u>Lobby</u></b>	Half Glazed Panelled Door to Rear Garden. Door to Bathroom and Bedroom 2.
<b><u>Bedroom One</u></b> 14' 7" x 11'	Radiator with thermostat control, corniced ceiling, door to:- LEAN TO CONSERVATORY With Door to Rear Garden.
<b><u>Bedroom Two</u></b> 8' x 7' 0"	Radiator with thermostat control, fitted double and single wardrobes, part shelved part hanging with storage cupboards over.

<b><u>Bathroom</u></b>	Panelled Bath with Mixer Tap and Shower attachment, pedestal wash basin, low level wc, radiator with thermostat control, part tiled walls, extractor fan, window and access to roof space.
<b><u>Front Garden</u></b>	Concrete Standing with Parking for 2 Cars and border beds. Side path with gate to Rear Garden.
<b><u>Rear Garden</u></b>	Mainly to Cement Patio with border beds, shed, fish pond and side access.
<b><u>First Floor Landing</u></b>	Door to shower room, corniced ceiling, balustraded stairs to 2nd Floor door to Flat 2
<b><u>FLAT 2</u></b>	Front Door to:
<b><u>Lounge</u></b> 15' 2" x 11' 6"	Entryphone. Telephone point. T.V. point, coin electric meter. Electric storage heater, original cast iron fireplace and mantel with tiled insert. Fitted storage cupboard, ceiling cornice, door to Bedroom. Archway to:
<b><u>Kitchen</u></b> 10' 9" x 7' 9"	Worktop with in-set single drainer stainless steel sink with cupboards under. Further worktop with provision for gas or electric hob and cupboard, space for fridge and oven under. Wall mounted double cupboard. Part tiled, replacement double glazed window. Fitted linen cupboard housing pre-lagged hot water cylinder with immersion and storage cupboard over. Door to Bathroom.
<b><u>Bedroom</u></b> 14' 3" x 16' 7" into bay	Replacement double glazing to bay. Creda electric storage heater. Fitted double wardrobe with cupboard over. Original sealed cast iron fireplace and mantel with tiled insert. Entryphone. Telephone point. Ceiling cornice and rose.
<b><u>Bathroom</u></b>	Panelled bath with tiled surround, pedestal wash basin with tiled splash back, low level w.c.

*Price*     £265,000.00  
*Tenure*    Freehold

***Directions to Property***

From our office proceed towards the traffic lights, go straight over and under the Railway Bridge, bear right into Town Hall Square. Take the 3rd exit into Buckhurst Road and first right into Clifford Road where the property will be found on the right.

While we endeavour to be sure that our sales particulars are accurate they do not form part of any contract and if any matter set out within them is of particular concern please contact us and we will check the information for you.

***The Property Misdescription's Act***

The Agent has not tested any apparatus, equipment, fixtures and fittings or services so can not verify that they are in working order or fit the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information provided by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification.