

**FOR SALE**



**Sutherland Road, Southsea**  
**Asking Price Of £220,000**

  
**MARTIN&CO**

# Sutherland Road, Southsea

Asking Price Of £220,000

- No Forward Chain
- Open Floor Plan
- Rear Access(with permission)
- Garden
- Large Loft Room

Nestled in the heart of Southsea, this two-bedroom house is a rare gem boasting gas central heating, double glazing, and rear access—a remarkable find without the burden of a forward chain.

**PROPERTY DESCRIPTION** Nestled in the heart of Southsea, known for its vibrant community and coastal charm, this two-bedroom house stands as a rare gem amidst the bustling neighborhood. Boasting essential modern comforts including gas central heating, double glazing, and rear access (available for just £20 per year through the Council), this property offers a unique blend of convenience and affordability—a remarkable find without the burden of a forward chain.

Upon stepping inside, you're immediately enveloped by the warmth and character of this inviting abode. A spacious reception area greets you, beckoning you to unwind and make yourself at home. From here, the flow seamlessly



leads into the well-appointed kitchen, where culinary delights await, and then onto the bathroom, where relaxation takes center stage after a long day.

Stepping through the UPVC door from the kitchen, you're greeted by the tranquil oasis of the garden. Beyond its verdant charm lies a rare feature—an access point to the rear, available for a nominal fee through the Council. Whether it's enjoying alfresco meals, cultivating a thriving garden, or simply basking in the sunshine, this outdoor space offers endless possibilities for enjoyment and relaxation.

Ascending the staircase to the upper level, you'll discover two inviting bedrooms, each exuding its own sense of comfort and tranquility. The rear bedroom, in particular, boasts a unique feature—a set of steps leading up to the loft. Here, a hidden treasure awaits—a convenient storage room adorned with electrical fittings, offering ample space to stow away belongings or create a cozy hideaway.

With its advantageous lack of chain and abundant potential, this property presents a rare opportunity to create your dream home in one of Southsea's most sought-after locations. Whether you're a first-time buyer looking to take your first step onto the property ladder or an astute investor seeking a lucrative addition to your portfolio, now is the time to seize this opportunity while it lasts. Don't miss out on the chance to call this charming abode your own—schedule a viewing today and embark on the journey to homeownership in Southsea's vibrant community.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Martin & Co Portsmouth

4 Grove Road South • Southsea • PO5 3QT  
T: 02392 987001 • E: portsmouth@martinco.com

# 02392 987001

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.