

**FOR SALE**



**Devonshire Avenue, Southsea**  
**Offers In Excess Of £425,000**

  
**MARTIN & CO**





## Devonshire Avenue, Southsea

### 3 Bedrooms, 2 Bathroom

### Offers In Excess Of £425,000

- Recently Decorated
- Chain Free
- Large Property
- Original Features
- Two Bathrooms

**PROPERTY DESCRIPTION** Stylishly Updated Three-Bedroom Mid-Terraced Home on Devonshire Avenue – No Forward Chain

Welcome to this beautifully refurbished three-bedroom mid-terraced house, ideally located on the ever-popular Devonshire Avenue. Blending modern upgrades with charming period character, this home offers a versatile and inviting living space-perfect for families, first-time buyers, or investors.

Inside, the property features:

- A brand new kitchen with sleek, contemporary fittings
- A stylish upstairs bathroom complete with underfloor heating, plus a convenient wet room on the ground floor
- Three versatile reception rooms with elegant walnut flooring, ideal for flexible living or working from home
- A dedicated utility room for added practicality
- New flooring and fresh décor throughout, creating a bright and modern atmosphere

The front reception room benefits from a lovely bay window, bathing the space in natural light. Additional features include brand new double glazing and front door, and Nest-controlled gas central heating, all part



of a thoughtful renovation, with many upgrades still under warranty.

Outside, the property offers a generous private rear garden with a patio area-ideal for alfresco dining or relaxing. A mature pear tree adds character, and there's useful garden storage at the rear.

Location-wise, this home is superbly situated close to local shops, parks, excellent schools, and convenient transport links. Southsea seafront, Fratton Station, and Portsmouth city centre are all just a short distance away.

Offered with no forward chain, this outstanding home is ready to move into and enjoy.  
Early viewing is strongly recommended-don't miss out!

**HMRC COMPLIANCE** All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT

per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.





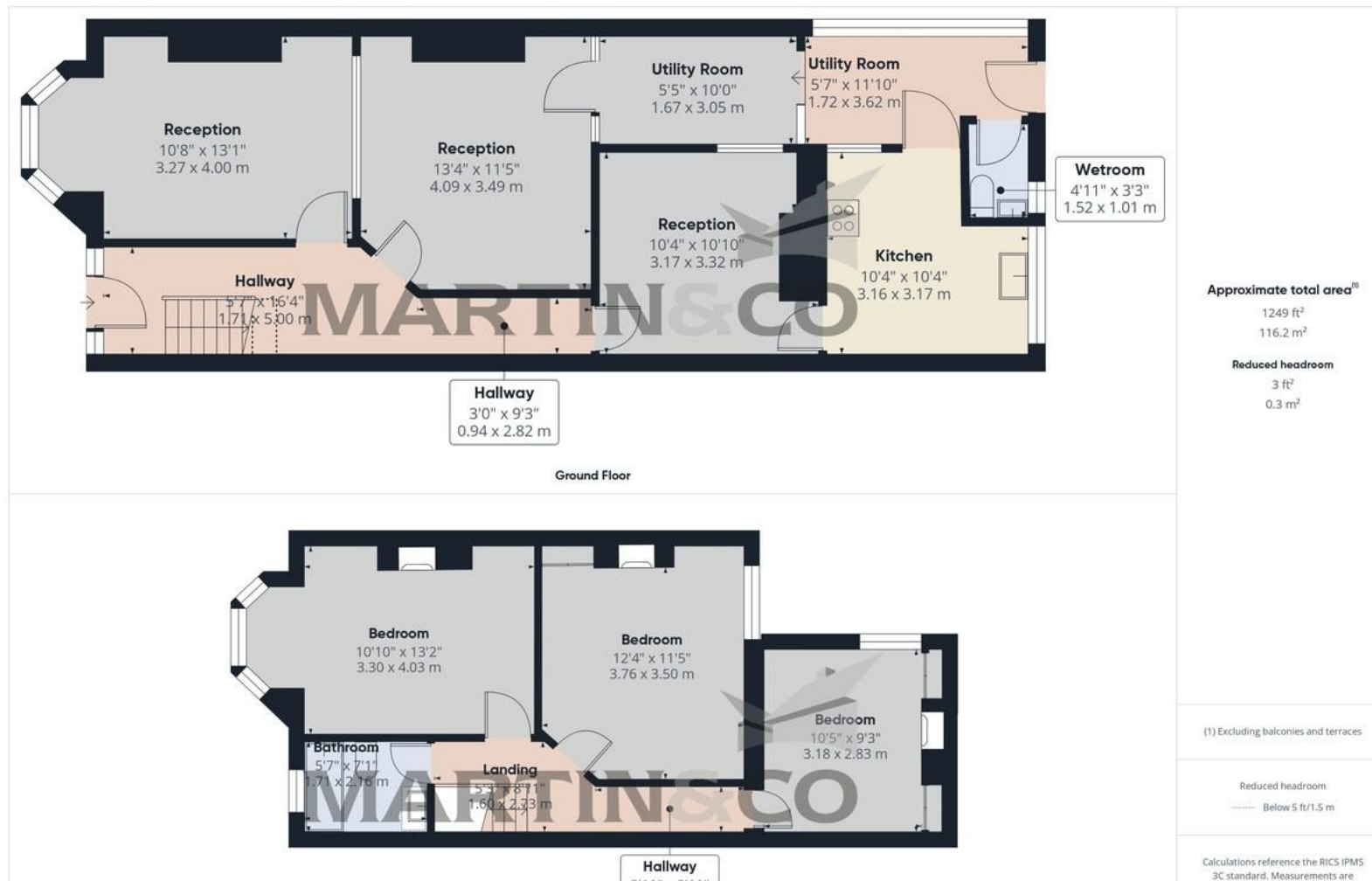


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Martin & Co Portsmouth

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**MARTIN&CO**

**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.