

# 28 SISKIN ROAD

SOUTHSEA | HANTS | PO4 8UG



£799,000  
Freehold

- Outstanding Four Bedroom Detached Home
- Double Garage, Driveway and Off-Road Parking
- Spacious Living Room and Open Plan Dining Room
- Downstairs Cloakroom and Study
- En-suite Shower Room and Family Bathroom
- Double Glazing and Plentiful Parking
- Extensively Landscaped Surrounding Gardens
- Excellent Decorative Order Throughout



## In Brief

Fry & Kent has pleasure in marketing for sale this **OUTSTANDING** four-bedroom house located in this much requested residential Milton Area of Southsea.

This modern **DETACHED** family home benefits from a bold frontage with driveway parking for several cars, double gates leading to a **SUPERB LANDSCAPED** rear garden and a detached double garage.

At just under 1,700 sq.ft (156.3 sq.m), the extensive layout features a fabulous 'L' shaped living room with **BI-FOLD DOORS** overlooking the rear garden plus a luxury fitted kitchen. The remainder of the ground floor includes a spacious reception hall opening to a 23ft dining room, separate **STUDY**, cloakroom, and a useful utility room with rear access door. On the first floor you will find four well proportioned bedrooms (three with built-in wardrobes) including a master bedroom with **LUXURY** en-suite shower room and main family bathroom.

The rear garden area is landscaped and features rockeries and pools with pergolas and a lawned area to compliment it. Early viewing is strongly recommended.

**£799,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'



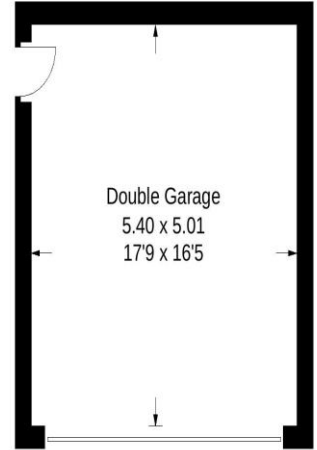
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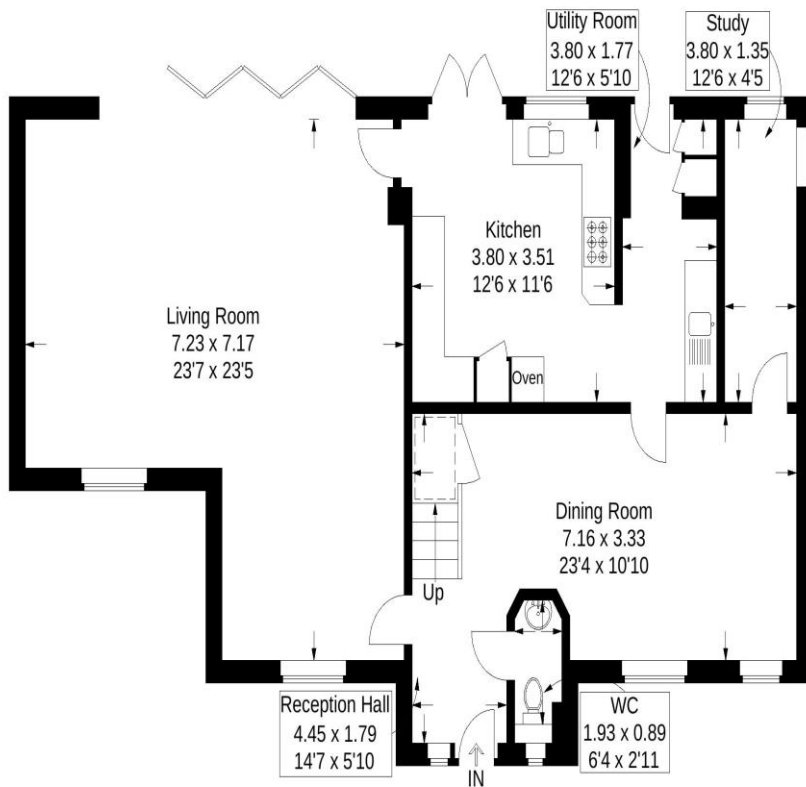
## Siskin Road, Southsea

Approximate Gross Internal Area = 156.3 sq m / 1682 sq ft  
 Outbuilding = 28 sq m / 302 sq ft  
 Total = 184.3 sq m / 1984 sq ft



Double Garage  
 5.40 x 5.01  
 17'9 x 16'5

Outbuilding



Living Room  
 7.23 x 7.17  
 23'7 x 23'5

Kitchen  
 3.80 x 3.51  
 12'6 x 11'6

Utility Room  
 3.80 x 1.77  
 12'6 x 5'10

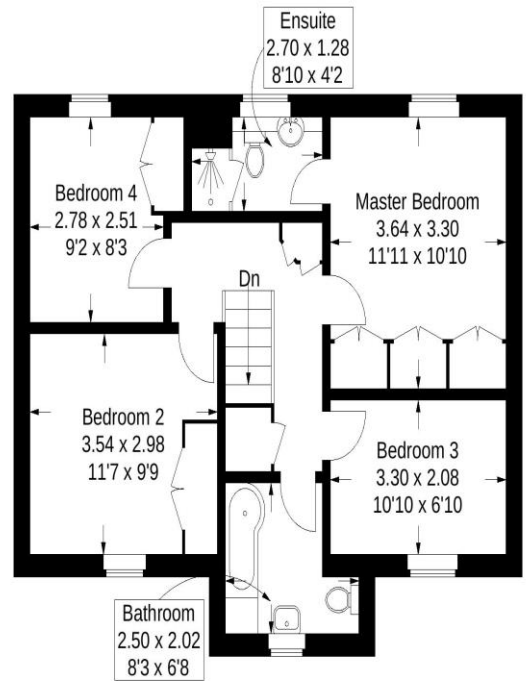
Study  
 3.80 x 1.35  
 12'6 x 4'5

Dining Room  
 7.16 x 3.33  
 23'4 x 10'10

Reception Hall  
 4.45 x 1.79  
 14'7 x 5'10

WC  
 1.93 x 0.89  
 6'4 x 2'11

Ground Floor



Bedroom 4  
 2.78 x 2.51  
 9'2 x 8'3

Master Bedroom  
 3.64 x 3.30  
 11'11 x 10'10

Bedroom 2  
 3.54 x 2.98  
 11'7 x 9'9

Bedroom 3  
 3.30 x 2.08  
 10'10 x 6'10

Bathroom  
 2.50 x 2.02  
 8'3 x 6'8

Ensuite  
 2.70 x 1.28  
 8'10 x 4'2

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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