

LIVINGSTONE ROAD

SOUTHSEA | HAMPSHIRE | PO5 1RT



£775,000
Freehold

- Outstanding Victorian Semi-Detached Residence
- Highly Requested Conservation Area
- Fabulous 80ft (25m) Southerly Facing Rear Garden
- Four Double Bedrooms : Two Bathrooms
- Three Reception Rooms (Living/Dining/Playroom)
- Fitted Kitchen/Breakfast Room with Integrated Appliances
- Laundry Room : Cloakroom : Storage Basement
- Off-Road Parking : Host of Original Features



In Brief

We have pleasure in marketing for sale this outstanding VICTORIAN semi-detached residence situated in one of Southsea's highly requested CONSERVATION areas just north of the fashionable Albert Road district. With a flair for interior design, our clients have beautifully transformed and reconfigured the layout of almost 2,000 sq.ft (183.3 sq.m) spanning three floors into a WONDERFUL family home of high quality. Still retaining many of its original features, the accommodation comprises; reception hall with stained glass window, Amtico flooring, stunning return staircase and door to useful BASEMENT storage area, living room with log-burner, separate dining room, versatile playroom/study, laundry room, cloakroom plus an impressive 20ft fitted kitchen/breakfast room complete with integrated appliances and recessed seating bay with door to a lovely 80ft (25m) SOUTH FACING GARDEN. On the mezzanine floor you will find the fourth bedroom which is currently used as a dressing room which leads to a LUXURIOUSLY appointed bathroom featuring a free standing oval bath, separate shower area and wide vanity unit. Once on the main first floor landing there are two PRINCIPLE bedrooms and second bathroom while another double bedroom will be found on the second floor. Externally, there is off-road PARKING and side access to the rear garden which includes a large summer house and garden shed. Early viewing is strongly advised.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



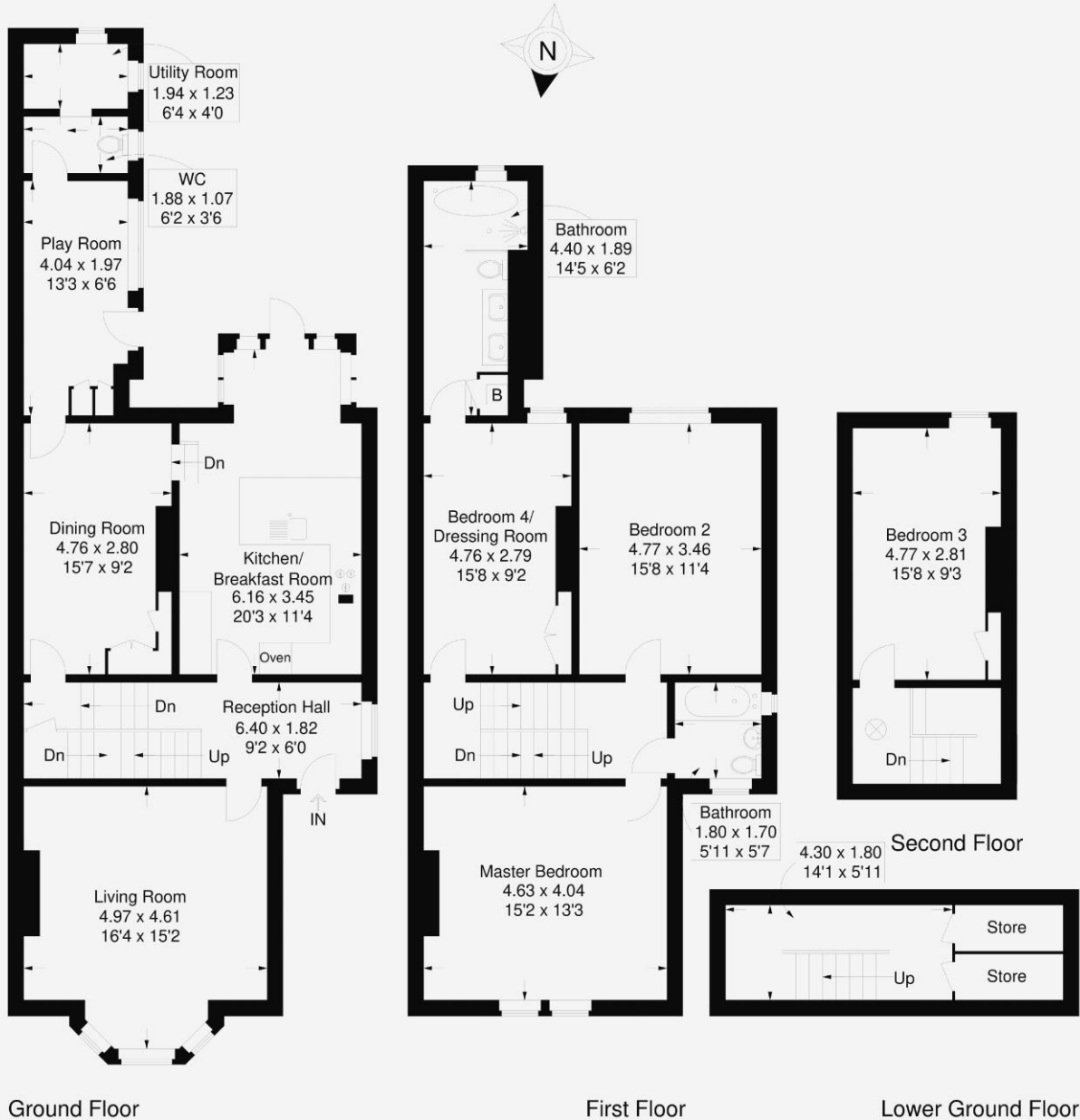
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Livingstone Road, Southsea

Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft



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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