

VICTORIA GROVE

SOUTHSEA | HAMPSHIRE | PO5 1NF



£795,000

Freehold

- Beautifully Appointed Semi-Detached Victorian Home
- Quiet Location within Requested Conservation Area
- Five Double Bedrooms : Two En-Suite Shower Rooms
- 21' Fitted Kitchen/Breakfast/Family Room
- Two Impressive Reception Rooms plus Snug Reading Area
- Gas Central Heating & Double Glazing
- Luxury Family Bathroom : Groundfloor Cloakroom
- Generous Garden : Gated Off Road Parking for Two Cars





In Brief

We are delighted to offer for sale this **STUNNING** Victorian Semi-detached family residence located within the Campbell Road Conservation Area just around the corner from the **FASHIONABLE** Albert Road district of Southsea. While the Kings Theatre, independent cafes, bars and restaurants are all within a short walk, the property sits in an extremely quiet sought after location, rarely experienced in such a central location. It also benefits from transport links to London (Waterloo) and ferry crossing to the Isle of Wight. The property is also perfectly located within a short walk to a choice of excellent private schooling, colleges and Portsmouth University.

Spanning a spacious layout of over 2,000 sq.ft (192.7 sq.m) over three floors, this **BEAUTIFULLY** presented home comprises; entrance porch, reception hall, cloakroom, snug area, living room with open fireplace and plantation shutters, separate dining room and a versatile 21' kitchen/breakfast/family room on the ground floor. The upper floors feature five **GENEROUS** bedrooms including two en-suite shower rooms to the master bedroom and guest/second bedroom plus a **LUXURY** 15' family bathroom. There is also a very useful access to a 25ft boarded eaves storage space as well as a full size loft area.

Externally, there is a small courtyard to the front of the property with side access gate leading to a good size enclosed **WALLED** garden with bi-fold gates leading to a hardstanding for two cars together with an Electric Charging point.

Early viewing strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'E'



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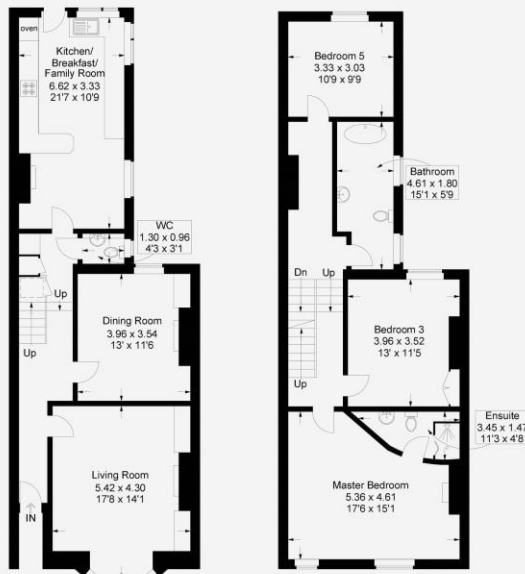


Victoria Grove, Southsea

Approximate Gross Internal Area = 192.7 sq m / 2074 sq ft
 (Excluding Reduce Headroom / Eaves)
 Reduced Headroom = 24.5 sq m / 264 sq ft
 Total = 217.2 sq m / 2338 sq ft



Second Floor



Ground Floor

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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