

# ALBANY ROAD

SOUTHSEA | HANTS | PO5 2AB



£760,000  
Freehold

- Outstanding Period Semi Detached Home
- Wealth of Period Style & Original Features
- Master Bedroom with En-suite Shower Room
- Currently Arranged as Four Double Bedrooms
- Open Plan Lounge/Dining Room with Balcony
- Contemporary Kitchen With Feature Island Unit
- Lower Ground Floor Sitting Room/Family Room,
- Large Garden : Transferable Parking Bay Permit







## In Brief

Versatile Semi Detached Period Home family home in requested Central Southsea Location. Boasting a wealth of Period style and Original features the House has been in the same ownership for a number of years and lovingly maintained.

Internally the accommodation is arranged over four levels with Four bedrooms and Four reception rooms. On the Entrance hall level there is a Lounge with doors opening onto balcony and also being open plan to the Dining Room with Period doors that can be used to separate the rooms. The lower ground floor comprises a Contemporary fitted Kitchen with Island unit and double doors opening onto the decking area and also opening into Sitting Room/Family Room also on this level there is a Wine Cellar/storage area. On the First floor there are two Bedrooms both of which can be considered doubles and a door to a Jack and Jill en-suite shared between the Master Bedroom and this room. There is also a Family Bathroom on this level. On the Top floor there are Two Bedrooms both of which can be considered Doubles.

To the rear of the property there is a well proportioned rear garden with side pedestrian access gate and mature shrubs. PLEASE NOTE: There is a nearby allocated parking bay permit which can be transferred to the new owners subject to the parking terms and conditions. Internal viewing is strongly recommended.

£760,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'





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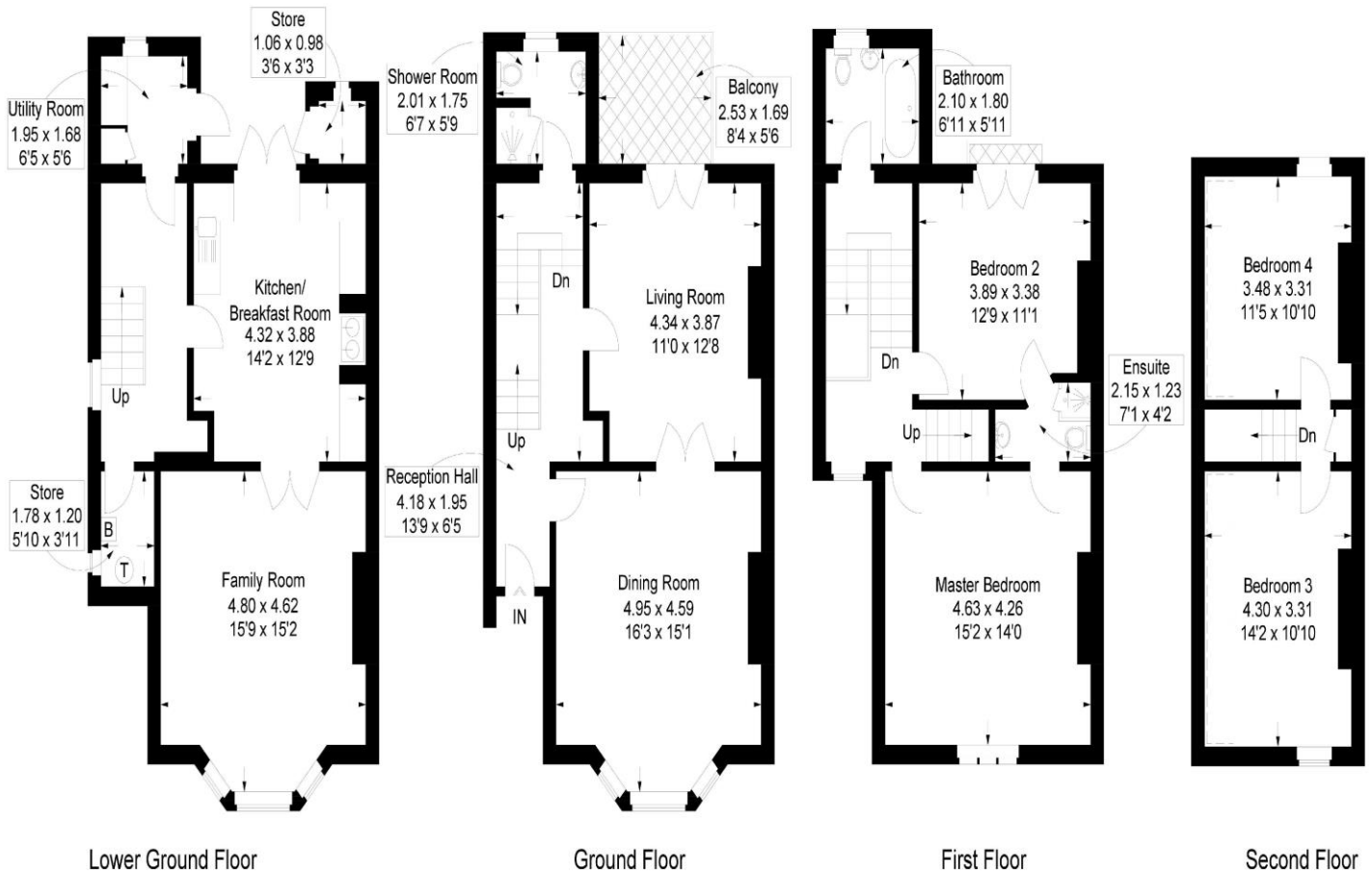
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## Albany Road, Southsea

Approximate Gross Internal Area = 187.3 sq m / 2017 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 4.5 sq m / 48 sq ft  
 Total = 191.8 sq m / 2065 sq ft



= 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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