

PELHAM ROAD

SOUTHSEA | HAMPSHIRE | PO5 3DT



£670,000
FREEHOLD

- Outstanding Detached Family Residence
- Requested Central Southsea Conservation Area
- Short Walk to Shops, Schools and Seafront
- Five Double Bedrooms : Master with En-Suite
- Stunning 24ft x 11ft Kitchen/Dining Room
- Two Reception Rooms : Luxury Family Bathroom
- Gas Central Heating & Double Glazing Throughout
- Lovely Westerly Facing Rear Garden : Viewing Advised



In Brief

We have pleasure in marketing for sale this **OUTSTANDING** and substantial detached Victorian residence situated within the highly requested Castle Road **CONSERVATION** area just around the corner from local shops and the main shopping precinct of Palmerston Road. This perfect family home is also located close to **EXCELLENT** independent and public schools, Portsmouth University, Southsea seafront and the fabulous leisure complex of Gunwharf Quays. A little under 2,000 sq.ft (177.9 sq.m), spanning three floors, this **STUNNING** property is approached via a front forecourt and pathway leading to the storm porch with internal door to an imposing split level reception hall with **ORIGINAL** exposed flooring and door to a small basement and ground floor cloakroom. The front living room with log burner and fitted plantation shutters adjoins the separate family area with fireplace and French doors to the garden while an **IMPRESSIVE** fitted kitchen/dining room with central breakfast bar/workstation, integrated appliances, underfloor heating and bi-fold doors overlooks the rear garden. Once on the split-level landing you will find three **DOUBLE** bedrooms including the master bedroom with en-suite shower room and underfloor heating together with the **LUXURY** family bathroom featuring a free standing oval bath and shower cubicle, while a further two double bedrooms will be found on the upper floor. Externally, there is a side access gate leading to an enclosed **WESTERLY** facing rear garden laid to lawn with patio area.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'

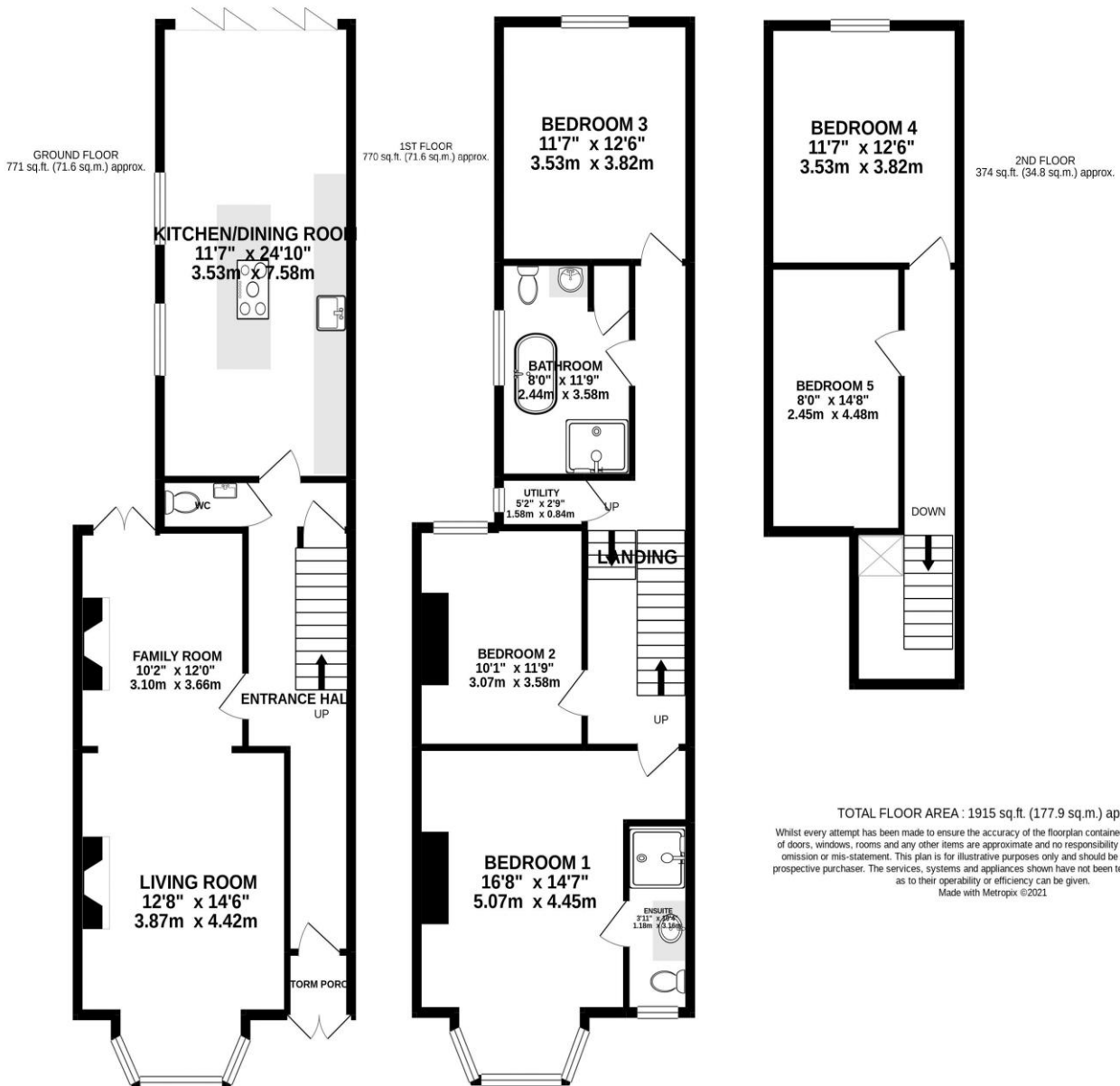
AGENTS NOTE: Photos illustrated were taken pre-tenancy



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7/9 Stanley Street,
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