

# REGINALD ROAD

SOUTHSEA | HAMPSHIRE | PO4 9HL



£325,000

Freehold

- Beautifully Presented Family Home with Rear Access
- Located within a Popular Residential Road
- Walking Distance to Southsea Seafront
- Off Road Parking to the Front
- Modern Kitchen with Integrated Appliances
- Spacious Three Piece Bathroom Suite
- Gas Central Heating : Double Glazing Throughout
- Viewing Advised!



## In Brief

We are delighted to offer to market this beautifully presented three bedroom terraced house, situated within a popular residential road within Southsea and benefiting from OFF ROAD PARKING.

The property is conveniently situated within walking distance of Southsea Seafront, Albert Road, and Eastney Road, where local amenities and restaurants can be found.

The internal accommodation comprises; Sitting/ Dining Room with Log Burner and doors leading to the rear South Facing Garden, a modern spacious Kitchen with integrated appliances. The First Floor Accommodation consists of three good sized bedrooms and a spacious three piece Bathroom Suite.

The property further benefits from rear access, double glazing, and gas central heating throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£325,000

## KEY FACTS

TENURE: Freehold

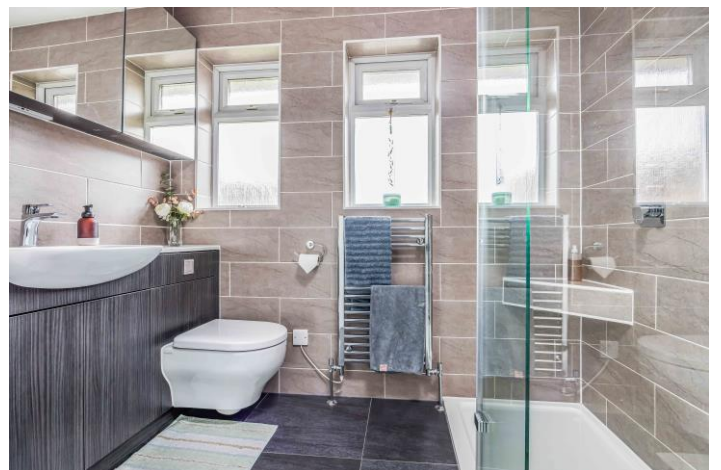
EPC RATING: 'TBC'

COUNCIL TAX BAND: 'B'



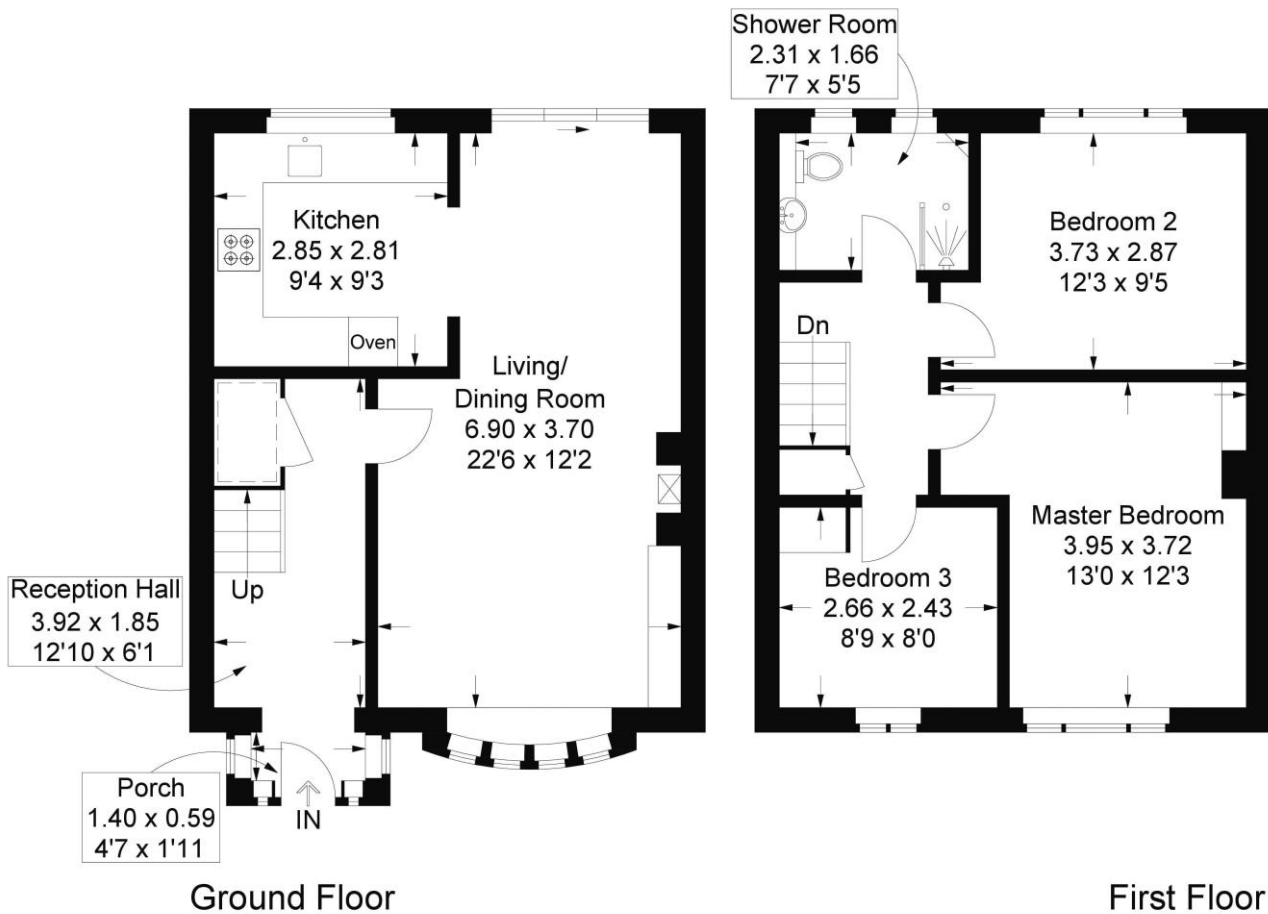
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## Reginald Road, Southsea

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.9 sq m / 10 sq ft  
 Total = 82 sq m / 883 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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