

1 VILLIERS ROAD

SOUTHSEA | HAMPSHIRE | PO5 2HG



£525,000

Freehold

- A Fabulous Victorian House
- Highly Requested Conservation Area
- Four/Five Bedrooms
- Sitting Room with Open Fire
- Bathroom, Ensuite Shower Room and Cloakroom
- Fitted Kitchen
- Gated Southerly Facing Front Garden
- Rear Courtyard/ Off Road Parking





In Brief

We have pleasure in marketing for sale this fabulous **INDIVIDUAL** Victorian family residence, situated in a highly requested location in the **HEART** of central Southsea within the Owens **CONSERVATION** Area. Palmerston Road shops are literally on your doorstep providing a comprehensive range of shops, cafes, bars and restaurants along with Waitrose supermarket. The **BEACHES** along Southsea seafront are only a few minutes walk as well as excellent local private schooling and transport links.

Set well back from the road and approached via a gated garden entrance, this **SPACIOUS** house offers accommodation over four floors and comprises; entrance porch, reception hall, cloakroom, large living room with patio doors opening to enclosed **SOUTHERLY** facing front garden and a fitted kitchen.

On the upper floors you will find a master bedroom, bathroom and study/5th bedroom on the first floor, a bedroom with en suite shower room on the second floor and there are two additional bedrooms on the lower ground floor.

Externally, there is a driveway parking to the rear courtyard. The house also benefits from gas central heating and character features and is offered with no onward chain.

£525,000

KEY FACTS

TENURE: Freehold

EPC: D

COUNCIL TAX BAND: D



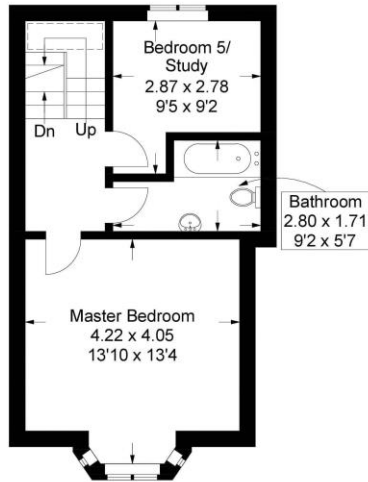
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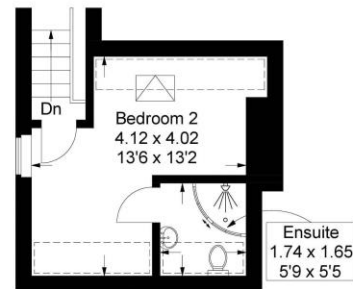


Villiers Road, Southsea

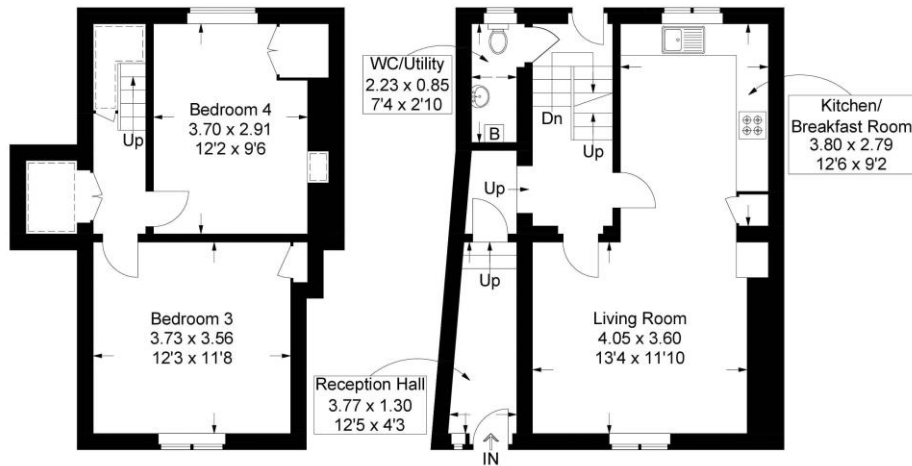
Approximate Gross Internal Area = 123.7 sq m / 1332 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 6.8 sq m / 73 sq ft
 Total = 130.5 sq m / 1405 sq ft



First Floor



Second Floor



Lower Ground Floor

Ground 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.

Southsea
 Sales & Lettings
 7/9 Stanley Street,
 Southsea, PO5 2DS
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
 Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth, PO1 2JD
 Tel: 023 9281 5221

Drayton & Out of Town
 Sales & Lettings
 139 Havant Road,
 Drayton, PO6 2AA
 Tel: 023 9221 0101

London
 Sales & Lettings
 Mayfair Office, Cashel House,
 15 Thayer Street, W1U 3JT
 Tel: 0870 112 7099

Southsea
 Admin Centre
 12 Marmion Road,
 Southsea, PO5 2BA
 Tel: 023 9282 2300

www.fryandkent.com



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