

QUEENS GROVE

SOUTHSEA | HAMPSHIRE | PO5 3HH



£535,000

Freehold

- Well Presented Three Bedroom Family House
- Fabulous Central Southsea Location
- Short Walk to shopping Precinct & Seafront
- Living Room & Separate Dining/Sitting Room
- Lovely Fitted Kitchen : Bathroom with Shower
- Useful 17ft x 14ft Boarded Loft Room
- Double Glazing & Gas Heating System
- Delightful Westerly Facing Rear Garden



In Brief

We have pleasure in marketing for sale this well presented three bedroom house situated in one of Southsea's much requested **RESIDENTIAL** locations within the Owens **CONSERVATION** Area just around the corner from the main shopping precinct at Palmerston Road. With local private schooling nearby, a variety of cafes, bars and restaurants together with Southsea **SEAFRONT** within a short walk, this much-loved family home over the last thirty years must be viewed to appreciate its location and surprisingly **SPACIOUS** interior.

At over 1,400 sq.ft (133 sq.m), the accommodation comprises; entrance porch, reception hall, cloakroom, 18ft living room, separate rear sitting room overlooking a **DELIGHTFUL WESTERLY** facing lawned garden plus a fitted kitchen complete with **INTEGRATED** oven and hob with dishwasher, washing machine and tumble dryer included. On the first floor there are three bedrooms including an 18ft master bedroom with built in wardrobes plus the family bathroom with corner bath and shower while a second staircase leads to a very useful 17ft x 14ft loft room with skylight window and further eaves storage space presenting an opportunity for **CONVERSION** into additional bedroom or hobby space subject to necessary planning and building regulations. Viewing is strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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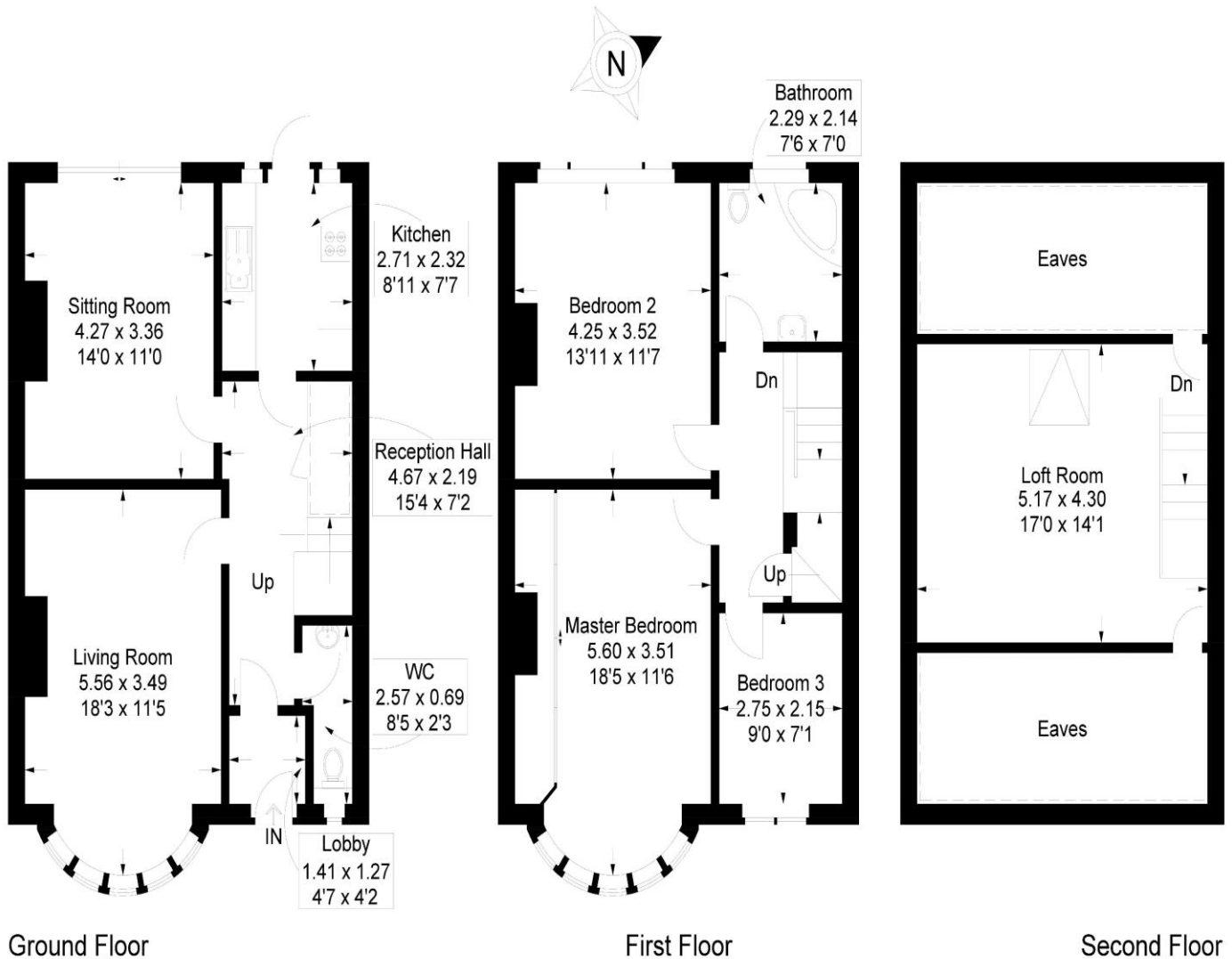
Queens Grove, Southsea

Approximate Gross Internal Area = 133 sq m / 1432 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 22.3 sq m / 240 sq ft

Total = 155.3 sq m / 1672 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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