

CAVENDISH ROAD

SOUTHSEA | HAMPSHIRE | PO5 2DG



OFFERS IN EXCESS OF £775,000 Freehold

- Magnificent Double Fronted Mid-Victorian Villa
- Highly Requested Owens Conservation Area
- Short Walk to Central Southsea & Albert Road
- Beautifully Presented Interior of 2,137 sq.ft (198.5 sq.m)
- Four/Five Bedrooms plus Five Bath/Shower Rooms
- Impressive 30ft x 12ft Kitchen/Breakfast/Dining Room
- Two Fine Reception Rooms with Feature Bar Area
- Walled Courtyard Garden with Gated Side Access





In Brief

We have pleasure in marketing for sale this **MAGNIFICENT** double fronted mid-Victorian Villa situated within the highly requested Owens Conservation Area just north of Palmerston Road shopping precinct and **SEAFRONT** along with the many cafes, bars and restaurants associated with this **FASHIONABLE** location. More eclectic shopping and The Kings Theatre will be found in nearby Albert Road along with **EXCELLENT** schooling within a short walk.

Enhanced by its double fronted elevations under a traditional pitched roof, The beautifully presented 'home magazine quality' interior spans over 2,100 sq.ft (198.5 sq.m) and features four first floor **DOUBLE** bedrooms, three of which have en-suite shower rooms plus the family bathroom while a fifth bedroom/home office also has en-suite facilities on the ground floor. From the moment you walk into the imposing reception hall with **ELEGANT** staircase and stained glass door, you will find two fine reception rooms, bar area, cloakroom and an impressive 30'9 x 12'7 kitchen/breakfast/dining room complete with central workstation/breakfast bar and premium integrated appliances.

Externally, both the front and rear gardens have been landscaped to a high standard, the rear courtyard perfect for entertaining and enclosed by high walls. Without doubt, this property will impress and your early viewing is strongly advised.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TX BAND: 'F'



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Cavendish Road, Southsea

Approximate Gross Internal Area = 198.5 sq m / 2137 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.2 sq m / 2 sq ft
 Total = 198.7 sq m / 2139 sq ft



Ground Floor

First 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.

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