

CAVENDISH ROAD

SOUTHSEA | HAMPSHIRE | PO5 2DG



OFFERS IN EXCESS OF £700,000

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.

Offers in Excess of £700,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TX BAND: 'F'



CAVENDISH ROAD

SOUTHSEA | HAMPSHIRE | PO5 2DG



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.

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



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

