

GARDEN TERRACE

SOUTHSEA | HAMPSHIRE | PO5 2QP



GUIDE PRICE £500,000

Freehold

- Charming Late Victorian Terraced Cottage
- Secluded Location in Central Southsea
- Two/Three Bedrooms and First Floor Bathroom
- 22ft x 13ft Living/Dining Room with Two Fireplaces
- Bespoke Victoriana Kitchen/Breakfast Room
- Useful Loft/Hobby Room with Skylight Windows
- Gas Central Heating and Double Glazing
- Courtyard Garden with Rear Access : Two Car Parking



In Brief

Garden Terrace is a late Victorian Cottage forming part of two separate stucco terraces of three cottages set in a small lane within East Southsea CONSERVATION area just a few hundred yards from Marmion Road shops and Waitrose supermarket.

Overhung by MATURE trees and long front gardens, you could be fooled into thinking you were in the countryside rather than central Southsea!

Once inside, this CHARMING home comprises, entrance lobby, 22ft living/dining room with exposed floor and two original fireplaces and a BESPOKE 'Victoriana' kitchen which leads to an enclosed courtyard garden with useful rear gate access. The first floor features two double bedrooms and bathroom together with an optional third bedroom which is currently used a HOBBY room with a staircase leading to a converted 15ft x 13ft loft with exposed wall and two skylight windows PERFECT as a home office or main hobby room.

The front garden offers a good degree of privacy and includes a decked patio, summer house/workshop and off road parking for two cars. With no forward chain, your earliest viewing is strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: 'C'



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Garden Terrace, Southsea

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft
 Outbuilding = 7.3 sq m / 78 sq ft
 Total = 112.1 sq m / 1206 sq ft



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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