

# ASHBY PLACE

SOUTHSEA | HAMPSHIRE | PO5 3NA



£475,000

Freehold

- Four Bedroom Contemporary Home
- Luxury Fitted Kitchen/Dining Room
- Master Bedroom With En-suite
- Cloakroom & Family Bathroom
- Garage With Up and Over Door
- Westerly Facing Rear Garden
- Side Pedestrian Access Gate
- Available with No Forward Chain







## In Brief

Outstanding Central Southsea TOWNHOUSE which has been extensively renovated by the current owners. The works have been carried out with an eye for detail and the end result is a CONTEMPORARY home located in the heart of Southsea but offering a haven of tranquility from the hustle and bustle.

Internally the accommodation comprises a Hallway with doors opening onto downstairs Cloakroom, Integral GARAGE and the Luxury Fitted Kitchen/Dining Room with it's extensive range of Contemporary Units and doors opening through to the Garden which faces in a Westerly direction.

On the first floor the Landing offers access to the Lounge and Master Bedroom with EN-SUITE Shower Room. On the top floor there are a further Three Bedrooms and a family bathroom. To the rear of the property there is a Courtyard Style Garden with Side PEDESTRIAN access gate.

Internal Viewing is strongly recommended.

£475,000

## KEY FACTS

TENURE : Freehold

EPC RATING : 'D'

COUNCIL TAX: 'D'





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## Ashby Place, Southsea

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.8 sq m / 9 sq ft  
 Total = 124.5 sq m / 1340 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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