

# 18 WILBERFORCE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3DR



£695,000

Freehold

- Substantial Semi Detached Victorian House
- Castle Road Conservation Area
- Five Bedrooms , En suite, Bathroom and Shower Room
- Two Reception Rooms with Original Features
- Fitted Kitchen/ Breakfast Room with Patio Doors
- Basement Room
- Walled Garden with Deck Area and Side Access
- No Onward Chain



## In Brief

A substantial Victorian Semi-Detached located within a cul de sac in the Castle Road Conservation Area, only a short distance from central Southsea. There are both state and private schooling close by along with the seafront, bars, cafes, restaurants and the popular Gunwharf Quays. With over 2,600 sq ft of accommodation over four levels, this family home is accessed via a pathway through a walled garden to a covered porch, with a glazed front door. The door leads to the entrance hall with further doors to a living room with cast iron fireplace with tiled hearth and a bay window, dining room, fitted kitchen/ breakfast room with patio doors to the rear deck, cloakroom, and stairs down to a basement room. On the first floor there is a master bedroom with ensuite, two further bedrooms and a shower room with stairs up to the second floor where there are two bedrooms and a bathroom. The walled rear garden has a deck area, lawn and has side access. Your internal inspection is highly recommended, and the property is offered with no onward chain.

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## KEY FACTS

TENURE: Freehold

EPC: D

COUNCIL TAX: D



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### Wilberforce Road, Southsea

Approximate Gross Internal Area = 241.9 sq m / 2603 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 7.3 sq m / 79 sq ft  
 Total = 249.2 sq m / 2682 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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