



CRANESWATER AVENUE  
SOUTHSEA | HAMPSHIRE | PO4 0PB

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# CRANESWATER AVENUE

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Freehold

£1,195,000

## In Brief

- Exceptional Five-Bedroom Detached House
- Located in One of Southsea's Premier Roads
- Extended Kitchen Opening to Generous Rear Garden
- Master Bedroom with Ensuite : Family Bathroom
- Gas Central Heating
- Offroad Parking
- Walking Distance to Southsea Seafront and Shops
- Viewing Advised!









## The Property

We are delighted to offer to the market this exceptional five double bedrooomed detached home set within one of Southsea most prestigious residential locations. This substantial Edwardian property boasts a wealth of original features and sits within striking distance of Southsea Seafront, Albert Road, and Palmerston Road, where local amenities and restaurants can be found. Internal accommodation is arranged over three floors with a spacious sitting room, family/music room, and open plan kitchen with bi-fold doors to the rear garden on the ground floor. There is also a basement utility room / store, accessible from the hallway. The first floor comprises two spacious double bedrooms including the master bedroom with ensuite, plus a sizeable separate bathroom. The remaining three bedrooms can be found on the top floor. The property also benefits from a west facing rear garden and an enclosed front garden with offroad driveway parking. Discerning purchasers are strongly recommended to make enquiries at the earliest opportunity to avoid disappointment.



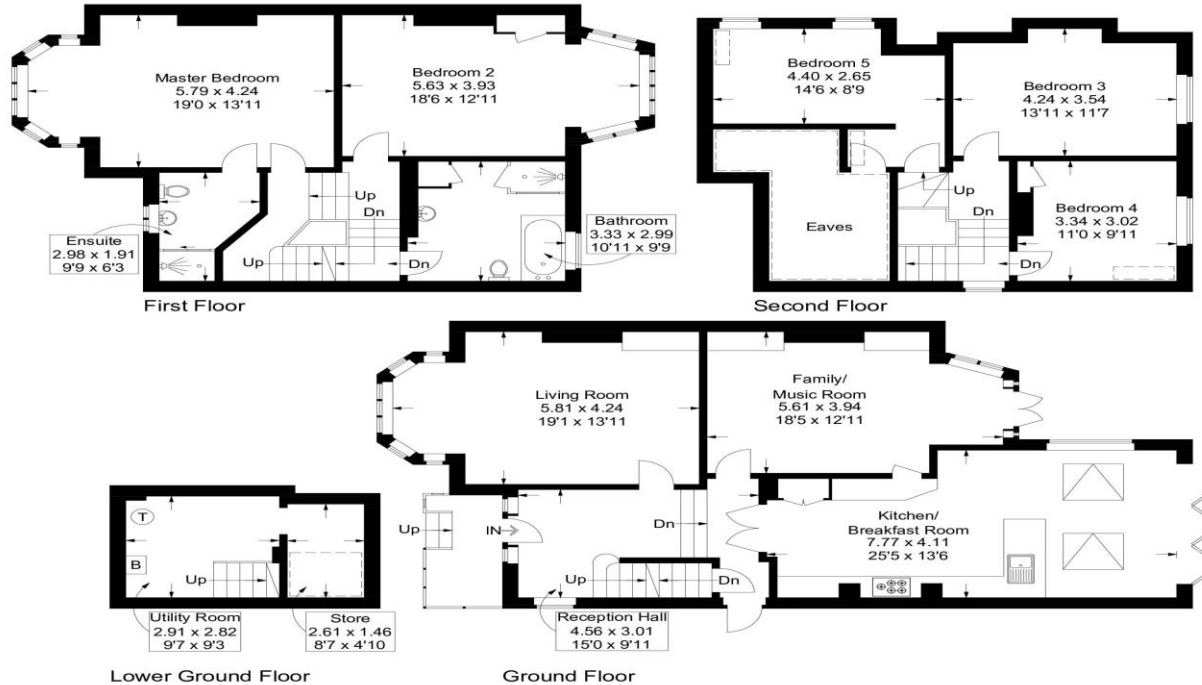






**Craneswater Avenue, Southsea**

Approximate Gross Internal Area = 219.8 sq m / 2366 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 11.6 sq m / 125 sq ft  
Total = 231.4 sq m / 2491 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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|--|---|--|---|--|---|
| <b>Southsea Sales &amp; Lettings</b><br>7/9 Stanley Street,<br>Southsea PO5 2DS<br>Sales Tel – 023 9281 5221<br>Lettings Tel – 023 9282 2400 | <b>Property Management</b><br>12 Marmion Road,<br>Southsea PO5 2BA<br>Tel - 023 9282 2300 | <b>Old Portsmouth Sales &amp; Lettings</b><br>The Seagull, 13 Broad Street,<br>Old Portsmouth PO1 2JD<br>Sales Tel – 023 9235 5366<br>Lettings Tel – 023 9282 2400 | <b>Drayton Sales &amp; Lettings</b><br>139 Havant Road,<br>Drayton PO6 2AA<br>Sales Tel – 023 9221 0101<br>Lettings Tel – 023 9282 2400 | <b>Waterlooville Sales &amp; Lettings</b><br>75B London Road,<br>Waterlooville PO7 7EL<br>Sales Tel – 023 92 297 788<br>Lettings Tel – 023 9282 2400 | <b>Mayfair Office Sales &amp; Lettings</b><br>Cashel House, 15 Thayer Street,<br>London W1U 3JT<br>Tel - 0870 112 7099<br>Fax – 020 7467 5339 |
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