



CRANESWATER AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0PB

www.fryandkent.com



fry&kent

CRANESWATER AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0PB



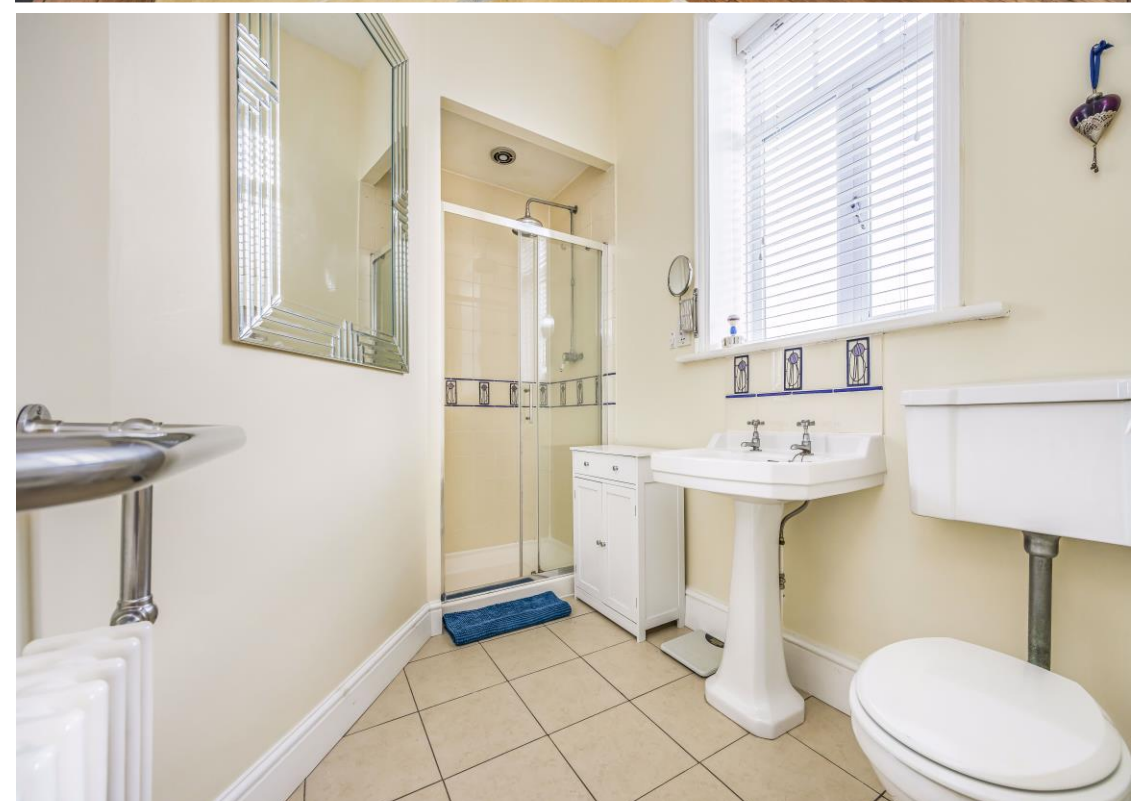
Freehold

£1,150,000

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 bedroomed 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.





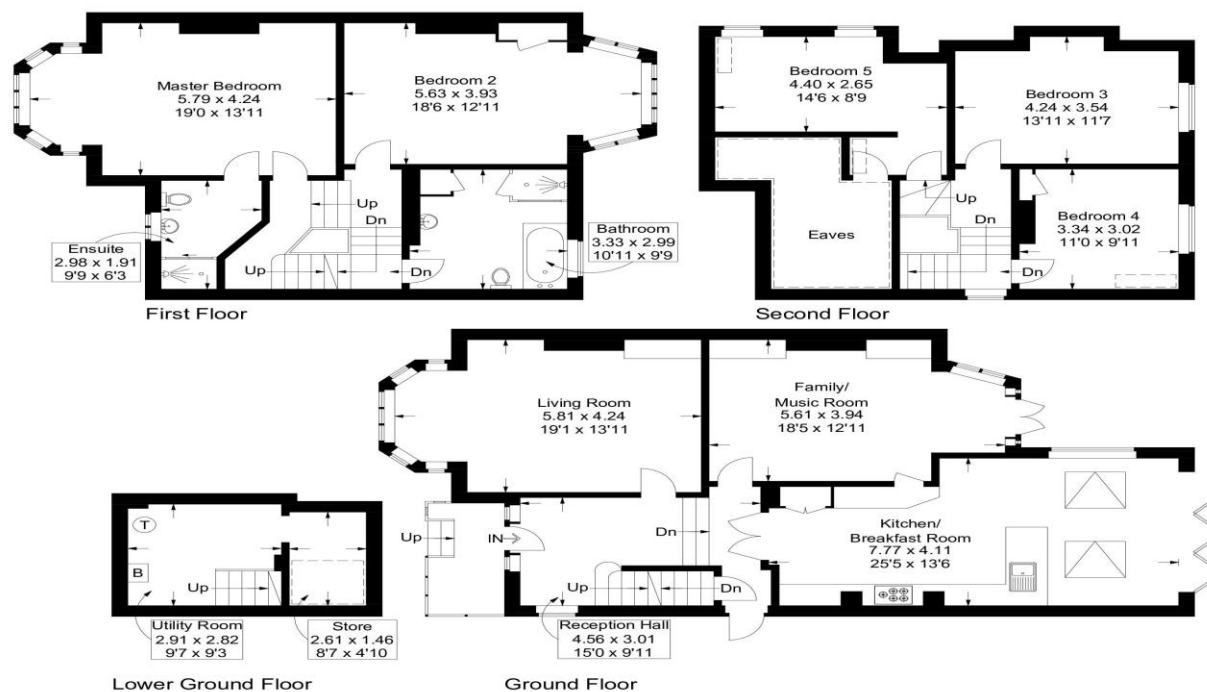
CRANESWATER AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0PB



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.

Southsea Sales & Lettings
7/9 Stanley Street,
Southsea PO5 2DS
Sales Tel – 023 9281 5221
Lettings Tel – 023 9282 2400

Property Management
12 Marmon Road,
Southsea PO5 2BA
Tel – 023 9282 2300

Old Portsmouth Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth PO1 2JD
Sales Tel – 023 9235 5366
Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
139 Havant Road,
Drayton PO6 2AA
Sales Tel – 023 9221 0101
Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
75B London Road,
Waterlooville PO7 7EL
Sales Tel – 023 92 297 788
Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings
Cashel House, 15 Thayer Street,
London W1U 3JT
Tel – 0870 112 7099
Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

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.