

# FRANCIS AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0HN



## OFFERS IN EXCESS OF £450,000 Freehold

- Characterful Semi-Detached Home in Central Southsea
- Located Close to Southsea Seafront and Local Eateries
- Four Good Sized Bedrooms : Two Bathrooms
- Extended Kitchen/ Dining Room with Integrated Appliances
- Separate Family Room with Access to the Garden
- Additional Basement Storage
- Gas Central Heating : Double Glazing
- Viewing Advised!





## In Brief

We are delighted to offer for sale this characterful four bedroom semi-detached house, which is positioned within the heart of Southsea.

The property is conveniently located within walking distance of Albert Road, Southsea Seafront, and Palmerston Road, where local restaurants and amenities can be found.

The internal accommodation comprises; Sitting Room, Family Room, Extended Kitchen/ Dining Room with Integrated Appliances, and Shower Room. The first floor consists of four spacious bedrooms and a separate Family Bathroom. The rear garden is fully enclosed, mainly laid to paving and enjoys an easterly aspect.

This home further benefits from Gas Central Heating, and a spacious basement, which is useful for extra storage.

Discerning purchasers are strong recommended to put forward the earliest of enquiries to avoid disappointment.

## Offers in Excess of £450,000

### KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'E'

**COUNCIL TAX BAND:** 'C'





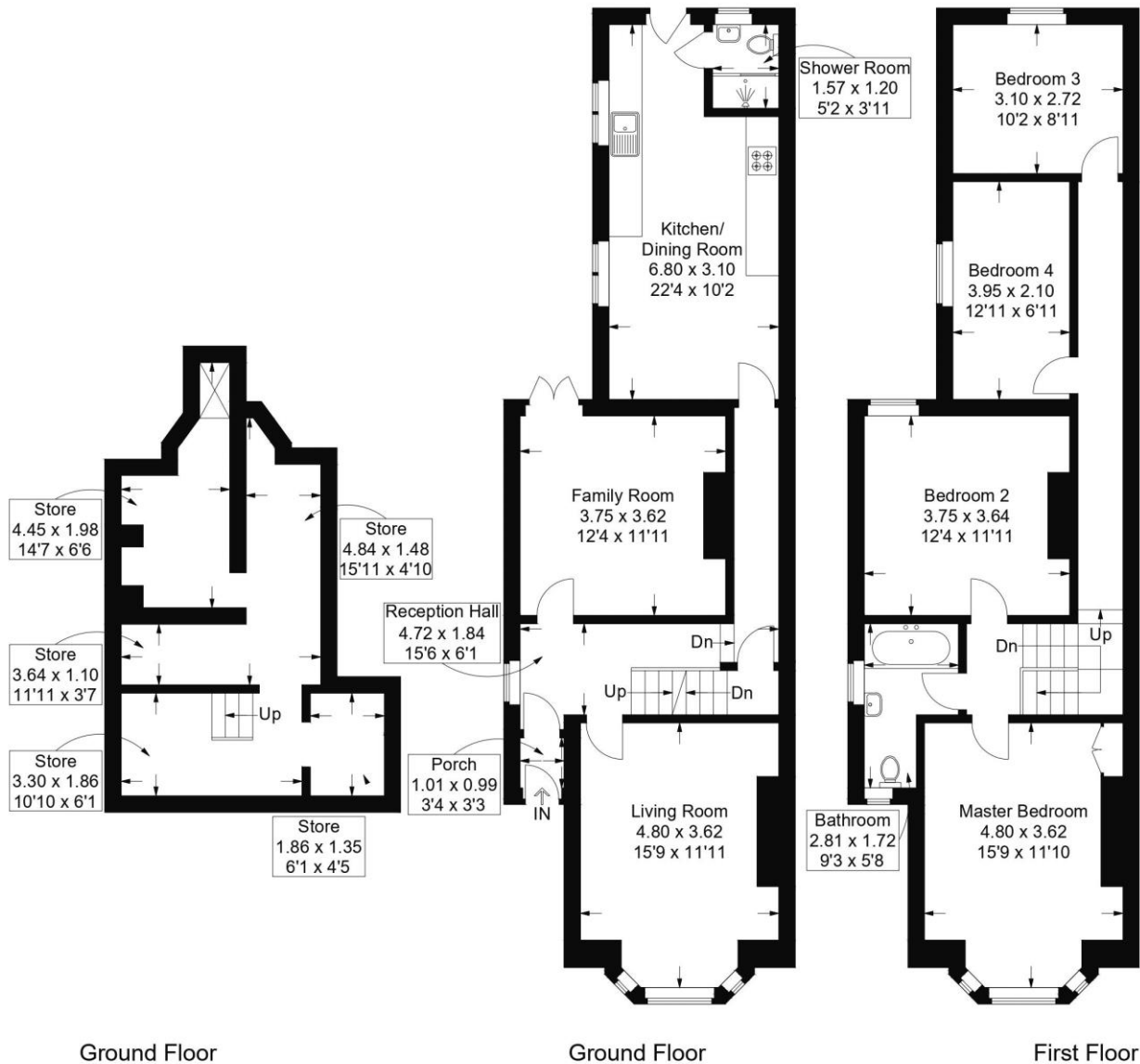
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## Francis Avenue, Southsea

Approximate Gross Internal Area = 157.4 sq m / 1694 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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