

# ST. AUGUSTINE ROAD

SOUTHSEA | HAMPSHIRE | PO4 9AB



## OFFERS IN EXCESS OF £325,000 Freehold

- Spacious Three Bedroom Family Home
- Traditional Bay and Forecourt
- Kitchen with Integrated Appliances
- Large West Facing Rear Garden
- Three Good Sized Bedrooms : Upstairs Bathroom
- Walking Distance to Shops and Seafront
- Gas Central Heating : Double Glazing Throughout
- Viewing Advised!







## In Brief

Embrace the opportunity to create your ideal home in this versatile and inviting property. With 96 square meters of living space spread across two floors, this charming residence offers endless possibilities for personalisation and comfort. The heart of the home is the bright and airy kitchen, featuring warm wooden cabinetry that exudes a cozy, cottage-like charm. Ample counter space and modern appliances make it a joy for cooking enthusiasts, while the open layout encourages social interactions and family togetherness. The living areas are a testament to flexibility, with spaces that can easily adapt to your lifestyle. The living room, adorned with vintage-inspired furniture and a statement rug, creates a perfect balance of elegance and comfort. Large windows flood the room with natural light, creating an uplifting atmosphere for relaxation or entertainment.

Upstairs, three bedrooms await, including a spacious 14 square meter primary bedroom - your personal sanctuary for rest and rejuvenation. The bathroom, while compact, boasts modern fixtures and a glass shower enclosure, maximizing space and light. Throughout the home, you'll find charming details like antique clocks and unique decor pieces, adding character and warmth to every corner. The property's eclectic mix of styles offers a blank canvas for your personal touch, whether you prefer a modern minimalist look or a cozy, lived-in feel. This home isn't just a place to live; it's an opportunity to craft the lifestyle you've always dreamed of. With its versatile spaces and charming features, it's ready to become the backdrop for your most cherished memories and aspirations. Welcome home to endless possibilities!

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'B'





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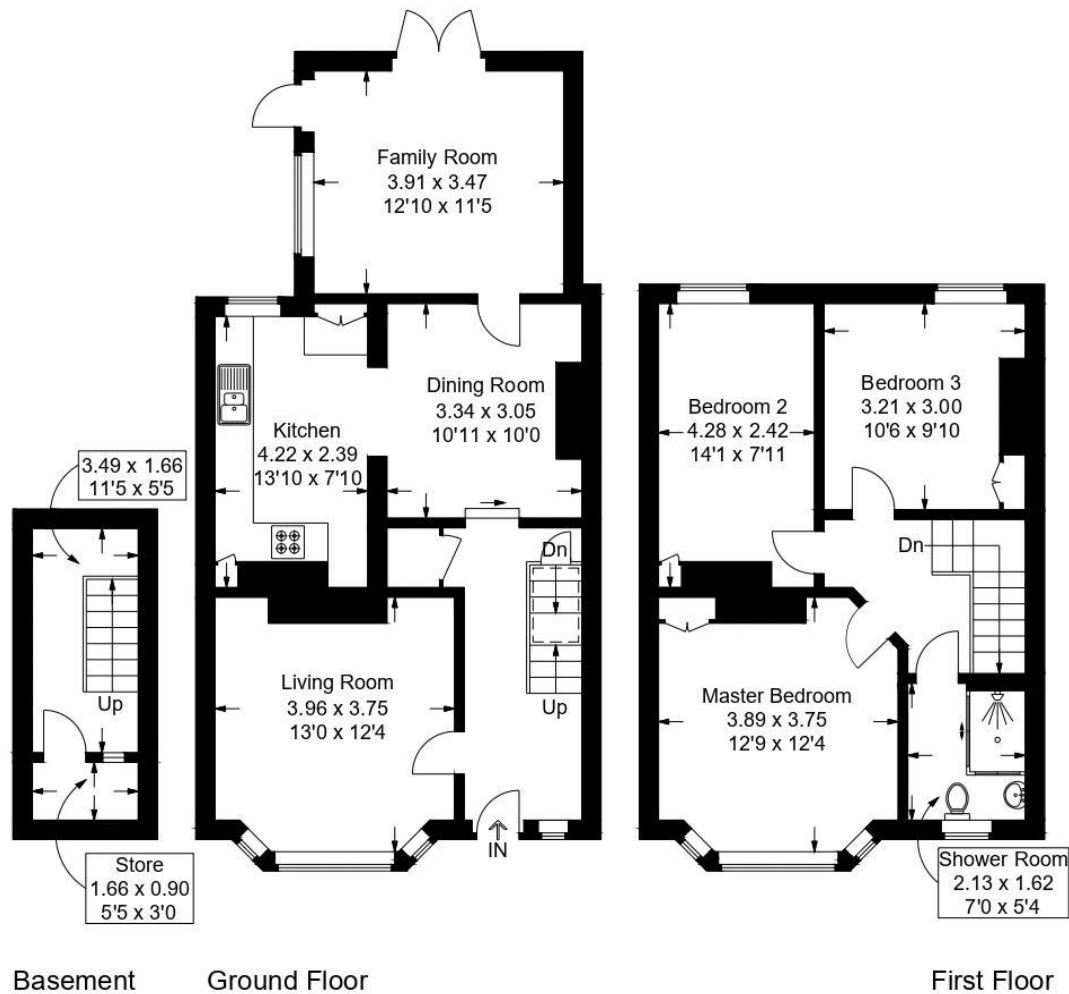
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## St Augustine Road, Southsea

Approximate Gross Internal Area = 116 sq m / 1248 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.8 sq m / 9 sq ft  
Total = 116.8 sq m / 1257 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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