

# CRANESWATER AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0PB



£899,950

Freehold

- Substantial Edwardian Semi-Detached Residence
- Highly Requested Craneswater Park Location
- Short Walk to Southsea Seafront & Canoe Lake
- Over 2,500 sq.ft of Accommodation
- Five Double Bedrooms : Family Bathroom : Shower Room
- Three Fine Reception Rooms : Groundfloor Cloak/Shower
- 20ft Kitchen/Breakfast Room with double doors to Garden
- Walled Gardens with Side Access : Solar Panels : Battery Storage







## In Brief

We have pleasure in marketing for sale this impressive family residence situated within the highly requested Craneswater Park location within a short stroll of Southsea Seafront, Canoe Lake recreational parkland and lawn tennis club.

At almost 2,500 sq.ft spanning three main floors, the flexible accommodation features a blend of traditional charm and modern comfort comprising; welcoming porch, reception hall with central return staircase to all floors, three reception rooms including a living room, dining room and family/playroom, cloak/Shower room and 20ft kitchen/breakfast room on the ground floor. Once on the main first floor you will find bedrooms one and two together with the family bathroom with spa bath and sauna and a useful store/box room. The upper floor features three further double bedrooms.

Externally, there is a gated entrance to the walled front garden and side access with gate leading to the enclosed walled rear garden with block paved patio, lawns, flower borders, raised decking and lighting.

Early viewing is strongly advised.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** TBC

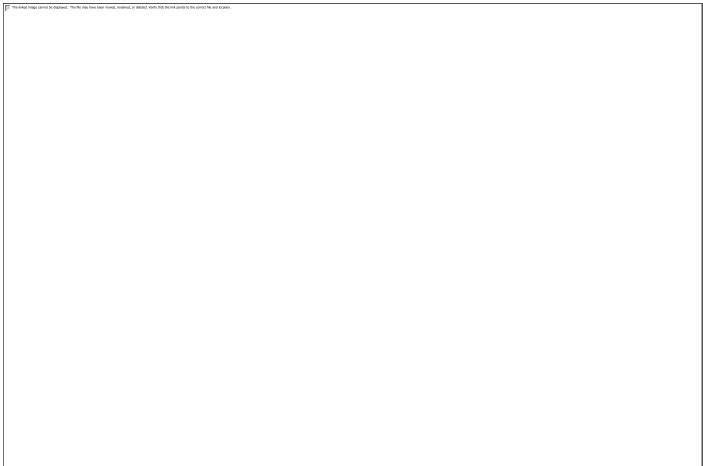
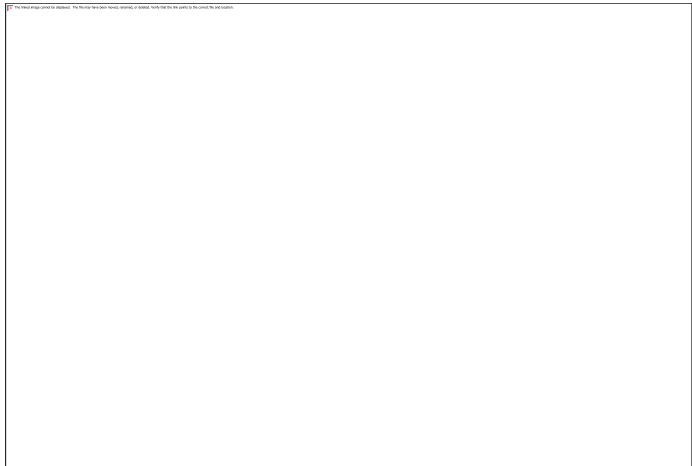
**COUNCIL TAX BAND:** 'F'





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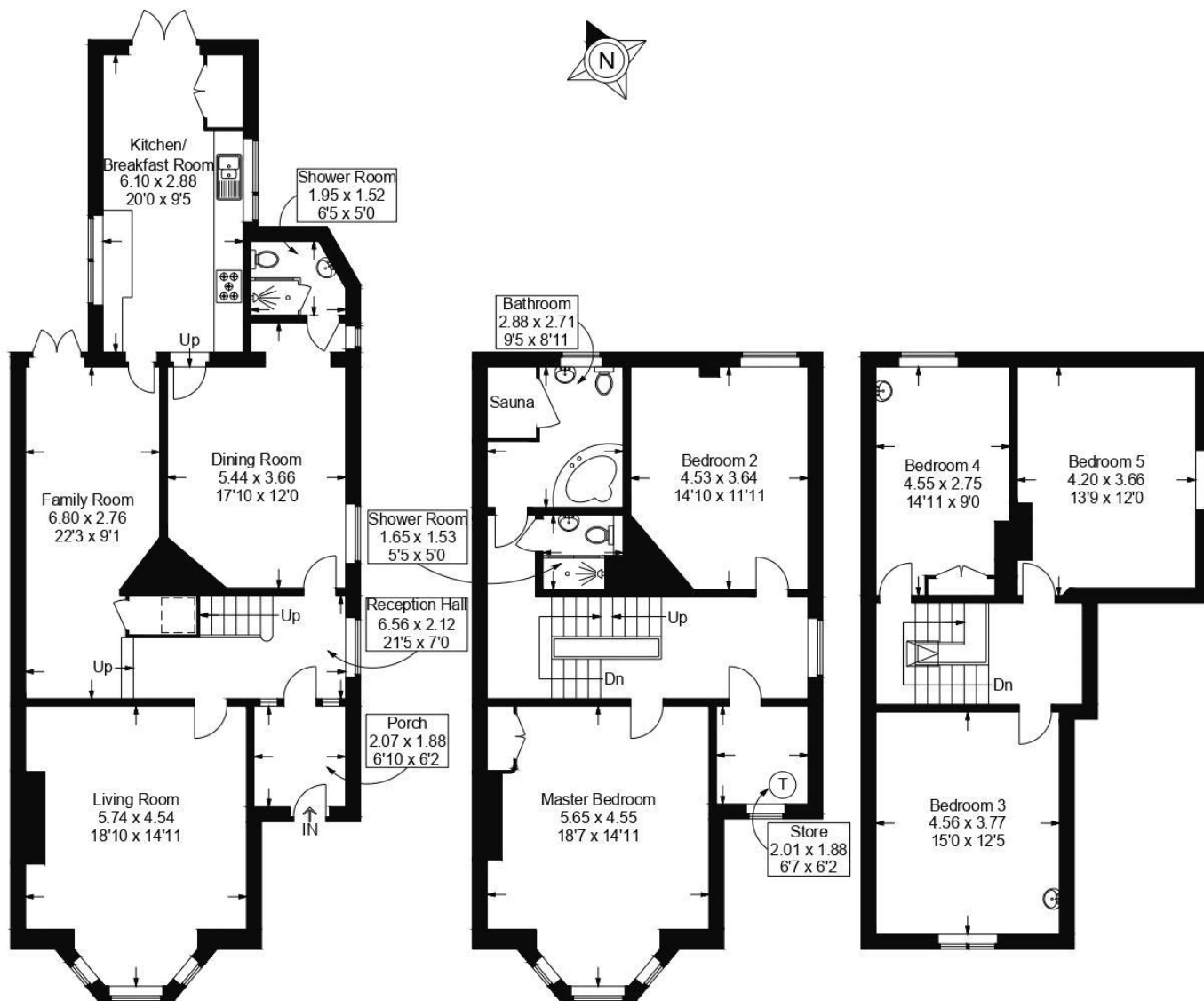
## Craneswater Avenue, Southsea

Approximate Gross Internal Area = 227.6 sq m / 2450 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 228.1 sq m / 2455 sq ft



Ground Floor

First Floor

Second Floor

 = 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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