

SHIRLEY ROAD

SOUTHSEA | HAMPSHIRE | PO5 2QD



£720,000
Freehold

- Beautifully Appointed Semi-Detached House
- Located within One of Southsea Most Prestigious Roads
- Walking Distance to Southsea Seafront and Local Shops
- Modern Kitchen with Integrated Appliances
- Four Good Sized Bedrooms : Two Bathrooms
- Spacious Westerly Facing Garden with Side Access
- Offered with No Forward Chain
- Viewing Advised!





In Brief

This beautiful Victorian home offers in excess of 2200 sqft² of living space across three floors, providing ample room for comfort and functionality. The home boasts four bedrooms, including a generous primary bedroom, two bathrooms and two separate WC's. The space flows seamlessly into multiple living areas, each with its own character. The sitting/ dining room features high ceilings and a log burner, perfect for family gatherings or entertaining guests. The kitchen is a highlight, with its modern design and practicality. Cream-coloured cabinetry extends from floor to ceiling, offering abundant storage. Built-in appliances, including a double oven, water filtration system, boiling water tap and walk-in Larder. The first floor houses three bedrooms, a modern bathroom with Freestanding Bath, a separate WC and a spacious landing. Bathrooms are modern and sleek, with both featuring a large walk-in shower, white tiled walls, contrasting dark floor tiles and underfloor heating. The top floor is where the remaining bedroom can be found, alongside a spacious and usable loft space. Outside, a charming patio area is accessed through large glass doors, seamlessly connecting indoor and outdoor living. The patio features a mix of paving stones and planted areas, providing a perfect spot for al fresco dining. The property successfully balances modern amenities with comfortable living, creating a welcoming and functional family home.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'E'



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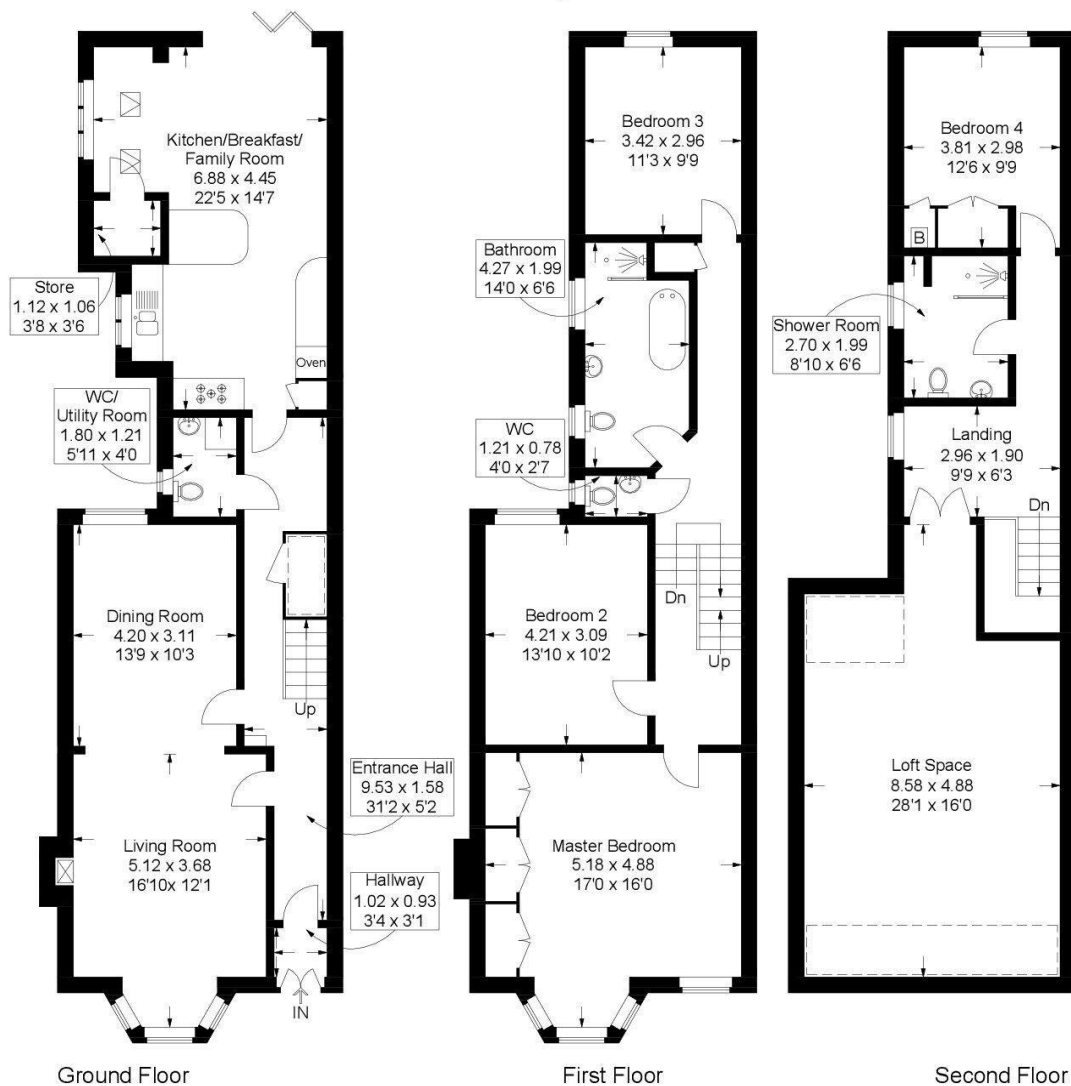
Shirely Road, Southsea

Approximate Gross Internal Area = 206.6 sq m / 2224 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 7.8 sq m / 84 sq ft

Total = 214.4 sq m / 2308 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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