

CRANLEIGH VILLA

KENT ROAD | SOUTHSEA | PO5 3EL



£799,995
Freehold

- Thomas Ellis Owen Built Period Town House
- Four Good Sized Bedrooms, Three Bath/Shower Rooms
- Luxury Fitted Stunning Bespoke Kitchen/Dining
- Drawing Room with feature Open Fireplace
- Separate Living Room with Log-Burner & Period Features
- Off-road Parking via Security Double Gated Entrance
- Central Southsea Location Close to Palmerston Road
- Southerly Facing Garden area with Paved Patio





In Brief

Charming Grade II Listed Thomas Ellis Owen town house situated within the Owens Conservation Area in central Southsea. Built in 1844, Cranleigh Villa boasts everything you would expect from this famous Portsmouth architect, enhanced by its eye-catching elevations, multi-pane windows, high ceilings and stepped portico entrance. Spanning almost 2,000 sq.ft (184.5 sq.m) the lower ground floor boasts a stunning kitchen/dining room complete with bespoke cabinets from Wood Works of Brighton including an extensive range of quality integrated appliances and a Quooker hot water & filter tap. The main drawing room and separate living room feature oak flooring, an open fireplace and log-burner whilst there are four double bedrooms on the upper two floors together with two shower/bathrooms and a useful utility store. Externally, the house is approached through secure electric gates leading to ample parking and an L-shaped southerly garden with paved patio and shed. Located close to the main shopping precinct at Palmerston Road, this fine family home is within a short walk to the seafront, excellent private schooling and the many restaurants, bars and cafes associated with this fashionable area. Internal viewing strongly recommended.

£799,995

KEY FACTS

TENURE: Freehold

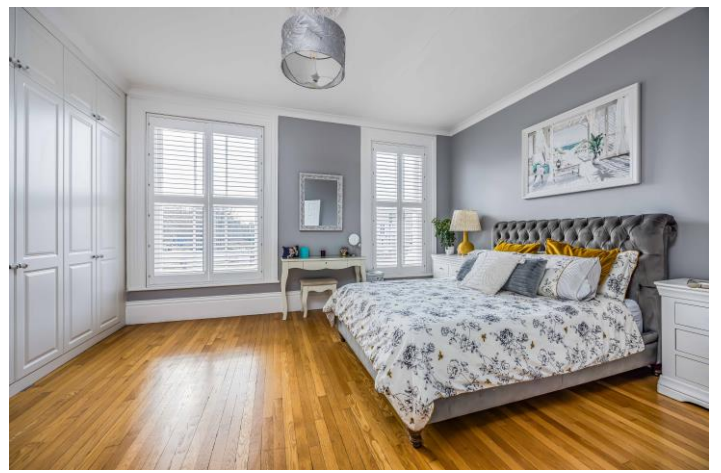
EPC RATING: 'C'

COUNCIL TAX BAND: 'E'



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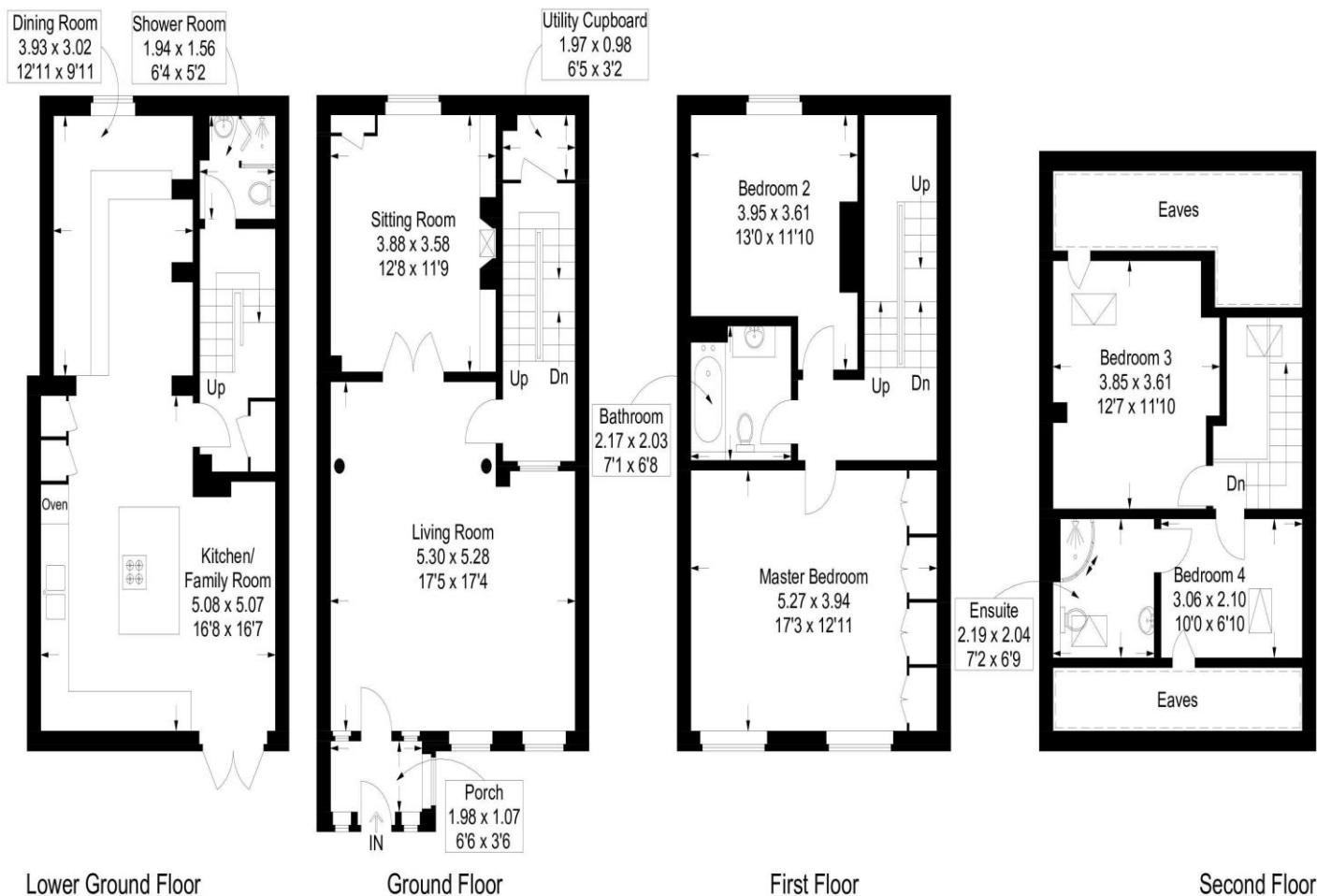
Kent Road, Southsea

Approximate Gross Internal Area = 181.7 sq m / 1956 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 11.9 sq m / 128 sq ft

Total = 193.6 sq m / 2084 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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