

# CAMPBELL ROAD

SOUTHSEA | HAMPSHIRE | PO5 1RW



## OFFERS IN EXCESS OF £800,000 Freehold

- Outstanding Victorian Semi-Detached Residence
- Completely Refurbished Throughout to High Standard
- Highly Requested Conservation Area
- Over 2,600 sq.ft of Accommodation over Four Floors
- Four/Five Double Bedrooms : Three Bath/Shower Rooms
- Bespoke Kitchen Complete with Integrated Appliances
- Magnificent Living Room with South Facing Balcony
- Impressive 3.5ft Family Room : High Spec Throughout







## In Brief

We have pleasure in marketing for sale this superbly renovated Victorian Semi situated in one of Southsea's highly requested **CONSERVATION AREAS** just north of the fashionable Albert Road district with its many bars, cafes, restaurants, theatre and variety of eclectic shops. **REFURBISHED** to a high standard throughout its 2,600 sq.ft, this perfect family home spans four floors of versatile accommodation and retains many of its original features together with many **QUALITY** upgrades including; solid oak flooring to the upper ground floor, Italian marble flooring to the lower ground floor, fully fitted **BESPOKE** kitchen with a range of integrated appliances including two ovens, hob, two fridge/freezers, dishwasher, washing machine, tumble dryer plus Quartz hand carved worktops and antique mirrored glass splashbacks, three new bath/shower rooms, Grade 'A' Strom energy **EFFICIENT** electric boiler and central heating system, solid oak internal doors throughout, double glazing including bi-fold doors to the **SOUTHERLY** landscaped garden with Indian Sandstone paving plus a tinted glass fronted **BALCONY** with wood decking to name but a few. With new fitted carpets, bespoke custom made bathroom mirrors, designer door handles, glass finishes, marble fireplaces to the master bedroom with en-suite and bedroom two plus many more, we would strongly recommend viewing this **UNIQUE** property to avoid disappointment.

Offers in Excess of £800,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'G'

**COUNCIL TAX BAND:** 'E'





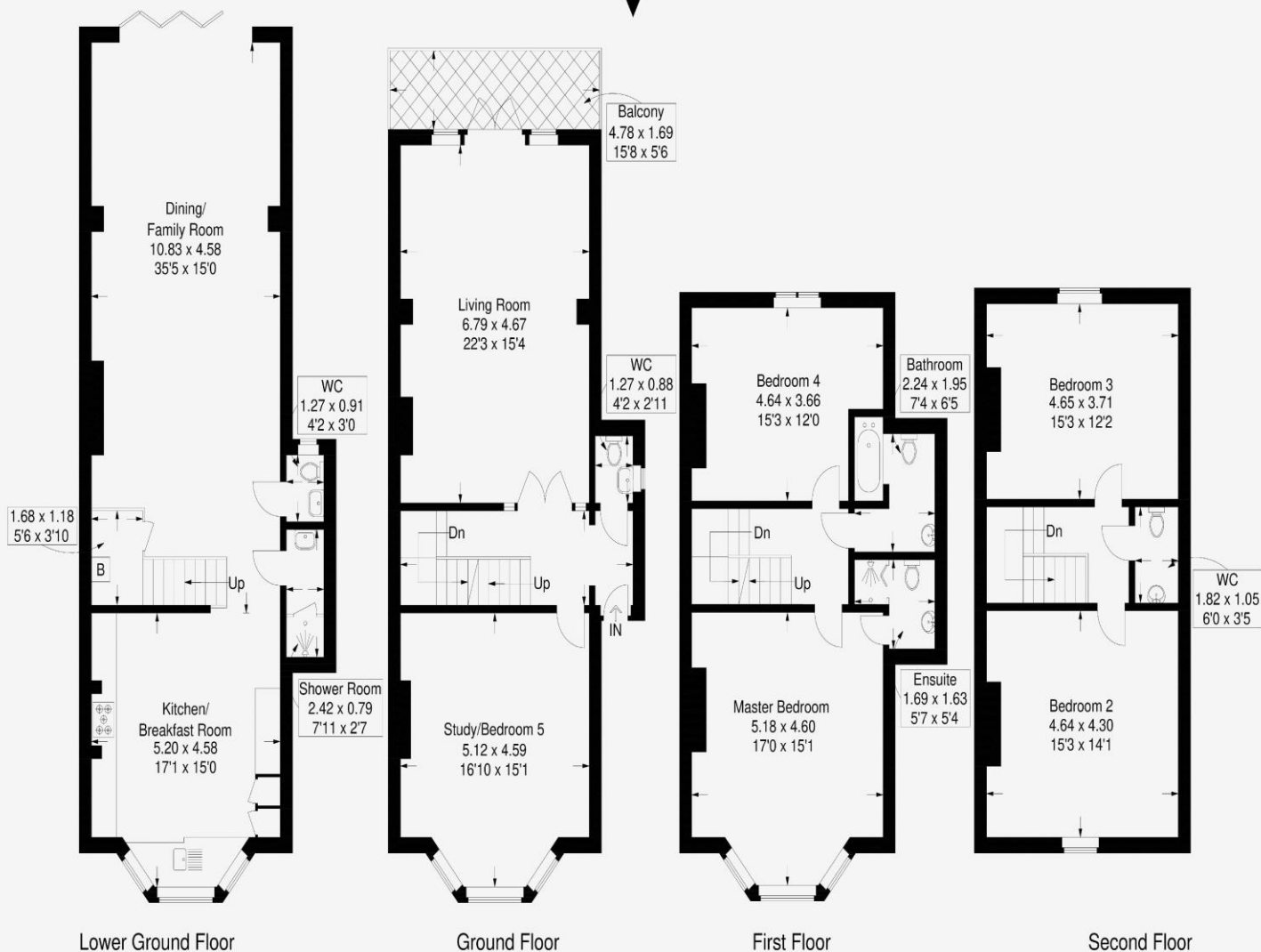
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## Campbell Road, Southsea

Approximate Gross Internal Area = 242.9 sq m / 2615 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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