

# ELPHINSTONE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3HR



£650,000  
Freehold

- Impressive Semi-Detached House with Parking
- Five Double Bedrooms Over Four Floors
- Located within Central Southsea : Outbuilding/ Store
- Walking Distance to Shops and Seafront
- West Facing Court Yard Garden : 16 Solar Panels
- Period Features Throughout This Home
- Offered with No Forward Chain
- Viewing Advised!







## In Brief

Currently the flexible accommodation spans four floors, offering a total of 290 square meters of living space with high ceilings. The layout includes five bedrooms, three shower rooms, family bathroom, and a variety of functional areas. The house boasts a spacious kitchen, two living rooms, and a dining room, providing ample space for family living and entertaining. Additional rooms include an office, three utility rooms, a WC on each level and a good-sized rear garden with side access, benefitting from being west facing. The interior showcases a mix of traditional and modern elements. The entrance hallway features a grand chandelier and a carpeted staircase with ornate railings. Both living rooms is elegantly appointed with period furniture, feature fireplaces, and large windows allowing natural light to flood the space. The kitchen is well-equipped with wooden cabinetry and appliances, including a range hood. The bedrooms are spacious with some featuring fireplaces. The bathrooms are updated, with one showcasing a striking blue and white checkered floor and a glass-enclosed shower.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'





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### Elphinstone Road, Southsea

Approximate Gross Internal Area = 290.5 sq m / 3127 sq ft

Outbuilding = 7 sq m / 75 sq ft

Total = 297.5 sq m / 3202 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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