

# GAINS ROAD

SOUTHSEA | HAMPSHIRE | PO4 0PJ



£550,000  
Freehold

- Traditional Four Bedroom Residence
- Excellent Location Close to Albert Road
- Sitting Room & Fitted Kitchen with White Goods
- Bathroom and Separate Shower Room plus Cloakroom
- Three First Floor & One Ground Floor Bedrooms
- Close to Southsea Seafront : Electric Charging Point
- Rear Double Gates to Off-Street Parking
- Viewing Advised!



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## In Brief

We have pleasure in marketing for sale this spacious four bedroom family home situated in an **EXCELLENT** location within a short walk of the popular Albert Road district of Southsea with its eclectic range of shops, cafes and restaurants.

The accommodation spanning almost 1,400 sq.ft (128.2 sq.m) comprises; four bedrooms (three on the first floor and one the ground floor), a Sitting Room and a fitted kitchen complete with space and plumbing for white goods together with a bathroom and separate shower room plus ground floor cloakroom.

Externally, there are double gates to the rear of the garden leading to block paved off-road **PARKING**.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

**£550,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'D'





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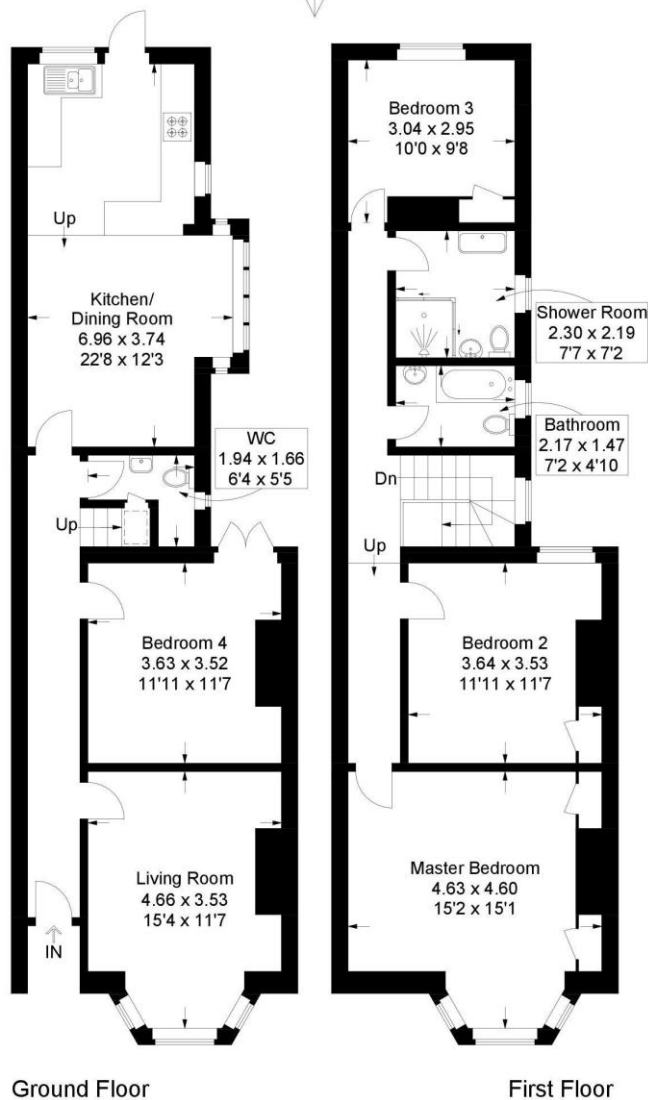
## Gains Road, Southsea

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft

(Excluding Reduced Headroom / Eaves)


Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 128.8 sq m / 1386 sq ft



Ground Floor

First 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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