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 Viewing Advised!
- Three First Floor & One Ground Floor Bedrooms
- Close to Southsea Seafront : Electric Charging Point
- Rear Double Gates to Off-Street Parking





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 N Bedroom 3 3.04 x 2.95 10'0 x 9'8 Up Kitchen/ Dining Room 6.96 x 3.74 Shower Room 2.30 x 2.19 7'7 x 7'2 22'8 x 12'3 Bathroom WC 2.17 x 1.47 1.94 x 1.66 7'2 x 4'10 6'4 x 5'5 Dn Up Up Bedroom 4 Bedroom 2 3.64 x 3.53 11'11 x 11'7 3.63 x 3.52 11'11 x 11'7

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.

Master Bedroom

4.63 x 4.60 15'2 x 15'1

Southsea Sales & Lettings 7/9 Stanley Street, Southsea, PO5 2DS Tel: 023 9281 5221 Old Portsmouth & Gunwharf Quays Sales & Lettings The Seagull, 13 Broad Street, Old Portsmouth, PO1 2JD Tel: 023 9281 5221

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Drayton & Out of Town Sales & Lettings 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101

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London Sales & Lettings Mayfair Office, Cashel House, 15 Thayer Street, W1U 3JT Tel: 0870 112 7099 Southsea Admin Centre 12 Marmion Road, Southsea, PO5 2BA Tel: 023 9282 2300



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

Living Room

4.66 x 3.53 15'4 x 11'7