

# SALISBURY ROAD

SOUTHSEA | HAMPSHIRE | PO4 9QY



£850,000

Freehold

- Suoerb Five Bedroom Town House
- Lounge, Dining Room, Breakfast Room
- Conservatory With Feature Log Burner
- Lower Ground Floor With Seperate Access
- Two En-Suite Bedrooms Plus Family Bathroom
- Off Road Parking & Rear Pedestrian Access
- Sea View From Top Floor Bedroom Window
- Outstanding Internal Condition





## In Brief

This impressive residence has been lovingly maintained and improved by the current owners offering an outstanding blend of modern and period features paying homage to the rich heritage of this property. With generous accommodation distributed across four floors. The home boasts five bedrooms, including a spacious primary bedroom of 27.0 m<sup>2</sup>, and Three bathrooms two of which are en-suite, providing ample accommodation for a large family or those who enjoy hosting guests. The property's layout is well-thought-out, featuring multiple living areas that cater to various needs. These include a family room, a living room, and two separate dining rooms, allowing for both formal and casual entertaining. The stylish Kitchen has been designed with thought and convenience. Throughout the house, a mix of modern amenities and character details create a harmonious blend of comfort and charm. The entrance hallway showcases beautiful stained glass windows, adding a touch of elegance and allowing colourful light to filter through. Wooden flooring in many rooms adds warmth, while crown molding and high ceilings contribute to a sense of spaciousness. The property also includes a utility room and multiple staircases connecting the four floors. Outside, a decked area provides an ideal space for al fresco dining and relaxation, complete with planters and garden views. Whilst to the front of the property there is Off Road Parking, to the rear there is a pedestrian access gate opening into the brick built shed/workshop. This home combines spacious living areas, multiple bedrooms and bathrooms, and outdoor space, making it an ideal residence for those seeking a versatile and comfortable living environment.

£850,000

## KEY FACTS

**TENURE:** Freehold

**COUNCIL TAX BAND:** 'E'

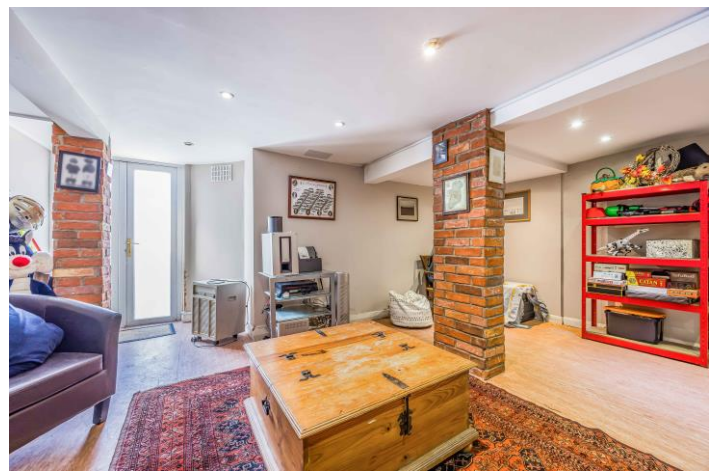
**EPC RATING:** 'D'





# SALISBURY ROAD

SOUTHSEA | HAMPSHIRE | PO4 9QY



## Salisbury Road, Southsea

Approximate Gross Internal Area = 312.8 sq m / 3367 sq ft

Outbuilding = 7.1 sq m / 76 sq ft

Total = 319.9 sq m / 3443 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.

**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

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

**London**  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

**Southsea**  
Admin Centre  
12 Marnion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)