

# MALVERN ROAD

SOUTHSEA | HAMPSHIRE | PO5 2LZ



£875,000  
Freehold

- Exceptional Five Bedroom Victorian Family Home
- Impressive Grand Living with Characterful Features
- Spacious Open Plan Kitchen/ Breakfast Room
- Freestanding Garage with Side Access
- Central Southsea Location
- Two Parking Spaces
- Gas Central Heating
- No Forward Chain

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## In Brief

We are delighted to offer to market this exceptional five double bedroom Victorian residence offered with **NO FORWARD CHAIN** and conveniently located within a short of Southsea **SEAFRONT**, the Common and the main shopping precinct at Palmerston Road.

Boasting an abundance of characterful features with a modern touch, this **IMPRESSIVE** family home of over 3,100 sq.ft (288.6 sq.m) comprises; living and dining rooms, ground floor cloakroom and a 35ft x 11ft modern fitted kitchen/breakfast room with French doors to a **WESTERLY FACING** rear garden. Proceeding to the first floor, you will find three double bedrooms, the master benefitting from an **EN-SUITE** shower room together with a separate family bathroom while on the top floor, there are two more double bedrooms plus a second family bathroom.

Externally, there is off-road parking for two cars along with a **DETACHED GARAGE** approached from the rear of the property with gate access to the garden with artificial lawn and paved patio. With gas central heating throughout, discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

**£875,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'





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### Malvern Road, Southsea

Approximate Gross Internal Area = 288.6 sq m / 3107 sq ft

Outbuilding = 27.2 sq m / 293 sq ft

Total = 90.8 sq m / 977 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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