

# CAMPBELL ROAD

SOUTHSEA | HAMPSHIRE | PO5 1RJ



£650,000

Freehold

- Rarely Available Four Bedroom Home
- Modern Open Plan Kitchen with Integrated Appliances
- Easy Access to Southsea Seafront and Train Stations
- Spacious Rear Garden
- Four Bedrooms : Family Bathroom
- Driveway For Multiple Vehicles : Gas Central Heating
- Character Features Throughout
- Viewing Advised!



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## In Brief

This impressive characterful house offers generous living space and storage space spread across four floors. The property boasts four bedrooms, including a spacious primary bedroom with a southerly aspect. The entrance floor welcomes visitors with a bright hallway, leading to a well-proportioned sitting room featuring a period fireplace, built-in shelving, and comfortable seating, a second reception/ study room and a downstairs WC/ utility room. The modern kitchen is a highlight, with sleek white cabinetry, contrasting countertops, and a practical island that doubles as a breakfast bar. A separate dining room offers a formal eating area with stylish furniture and plenty of natural light. Moving upstairs, the bedrooms are well-appointed, with the primary bedroom showcasing large windows, elegant curtains, and classic wooden furniture. The family bathroom is contemporary in design, featuring a white suite, heated towel rail, and neutral tiling. Outside, a paved patio area provides a private outdoor space, perfect for gardening or alfresco dining. The exterior of the house maintains its traditional Victorian appearance with white-painted walls and sash windows, blending seamlessly with neighbouring properties. Overall, this home combines period charm with modern amenities, offering a versatile and comfortable living space in a desirable conservation area.

**£650,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'E'



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the property people

## Campbell Road, Southsea

Approximate Gross Internal Area = 169.6 sq m / 1825 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 6 sq m / 65 sq ft

Total = 175.6 sq m / 1890 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second 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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