

SUSSEX ROAD

SOUTHSEA | HAMPSHIRE | PO5 3EX



£585,000
Freehold

- Period Southsea Family Home
- Located within a sought-after Conservation Area, South of Elm Grove
- Open Plan Kitchen/ Family Room
- Three Bedrooms : Family Bathroom : Separate Shower Room
- Large Rear Garden
- Usable Loft Space for Office/ Play Area
- Offered with No Forward Chain
- Viewing Advised!



In Brief

This beautiful Victorian house spans four floors, offering versatile living space in a quiet, sought-after street. The home boasts three bedrooms, including a generous primary bedroom with built-in wardrobe space; family bathroom and separate shower room; modern open plan kitchen/family room and a gracious living room with period open fireplace.

The entrance floor welcomes visitors into an elegant hallway opening on to a tastefully decorated living area with warm lighting and a cohesive colour palette. Further along is a sizeable family bathroom. The basement floor is the heart of the home - a modern open plan kitchen/family area with additional underfloor heating. It features cabinetry and a large central island with built-in wine storage. The space is illuminated by ample recessed lighting, creating a vibrant focal point.

The first floor accommodates three bedrooms and a shower room. The top floor consists of a usable open loft area, ideal for home office use or as a play area with ample space and natural light. Throughout the home, one will find a mix of carpeted and hardwood floors, character features and a blend of modern and classic design elements. The spacious rear garden features established planting and a patio area for entertaining. Discerning purchasers are strongly recommended to make their interest known as quickly as possible to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



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Sussex Road, Southsea

Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 16.1 sq m / 173 sq ft

Total = 161 sq m / 1733 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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