

# PRETORIA ROAD

SOUTHSEA | HAMPSHIRE | PO4 9BB



£289,950

Freehold

- Traditional Southsea Family Home
- Located within a Popular Residential Road
- Opportunity to Modernise
- Three Double Bedrooms : Downstairs Bedroom
- Private South Facing Rear Garden
- Short Walk to Restaurants, Shops and Seafront
- Offered with No Forward Chain
- Viewing Advised!







## In Brief

Situated in a desirable Southsea location, this traditional three-bedroom Victorian home presents a rare opportunity to restore and personalise a property rich in character. With original features including high ceilings, and decorative cornicing, the home offers a solid foundation for those looking to create their dream residence. The ground floor comprises two generous reception rooms, downstairs Bathroom, and a Kitchen with access to the rear garden, and a layout that lends itself well to reconfiguration or extension (subject to planning). Upstairs, you'll find three well-proportioned bedrooms, all offering scope for refurbishment. While the property requires modernisation throughout, it retains the charm and proportions typical of the Victorian era, making it an ideal project for buyers with vision. The private rear garden provides a peaceful outdoor space, and the home is just a short walk from Southsea's vibrant seafront, local shops, cafes, and excellent schools. This is a fantastic opportunity to add value and create a bespoke home in one of Southsea's most popular neighbourhoods. Early viewing is recommended to appreciate the potential on offer.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNTIL TAX BAND:** 'B'





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Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
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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 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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