

# ST. HELENS CLOSE

SOUTHSEA | HAMPSHIRE | PO4 0NN



£899,000

Freehold

- Luxuriously Appointed Detached Residence
- Small Cul-de-Sac Setting Adjoining Canoe Lake
- Four Fitted Double Bedrooms : En-Suite to Master
- Stunning 'Conquest' Kitchen with Integrated 'Miele' Appliances
- Two Large Reception Rooms
- Family Bathroom and Groundfloor Cloakroom
- South Westerly 'Hambrooks' Landscaped Garden
- Long Driveway and Attached Garage



## In Brief

Fry & Kent has pleasure in marketing for sale this LUXURIOUSLY appointed detached family residence located in a small cul-de-sac setting adjoining Canoe Lake just off Southsea seafront.

With no expense spared, the present owners have beautifully RESTORED this classic 1950's house to an extremely high standard and with fine attention to detail to include; a 'Neville Johnson' staircase with glass balustrade, top of the range 'Conquest' kitchen/breakfast room complete with integrated 'MIELE' appliances, fully fitted bedrooms, luxury bathrooms and 'Hambrook' designed LANDSCAPED gardens.

The spacious accommodation spanning almost 1,700 sq ft (156.5 sq.m) comprises; reception hall, cloakroom, living room, dining room and kitchen/breakfast room on the ground floor plus galleried landing, master bedroom with en-suite shower room and three further double bedrooms with family bathroom on the first floor.

There is a well-screened SOUTH WESTERLY facing rear garden with circular patio and lawn plus long driveway access to the front leading to a single garage with roller door. Internal viewing is strongly recommended to appreciate the quality of property and its location.

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'F'



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### St Helens Close, Southsea

Approximate Gross Internal Area = 156.5 sq m / 1685 sq ft

Garage / Workshop = 18.8 sq m / 202 sq ft

Total = 175.3 sq m / 1887 sq ft

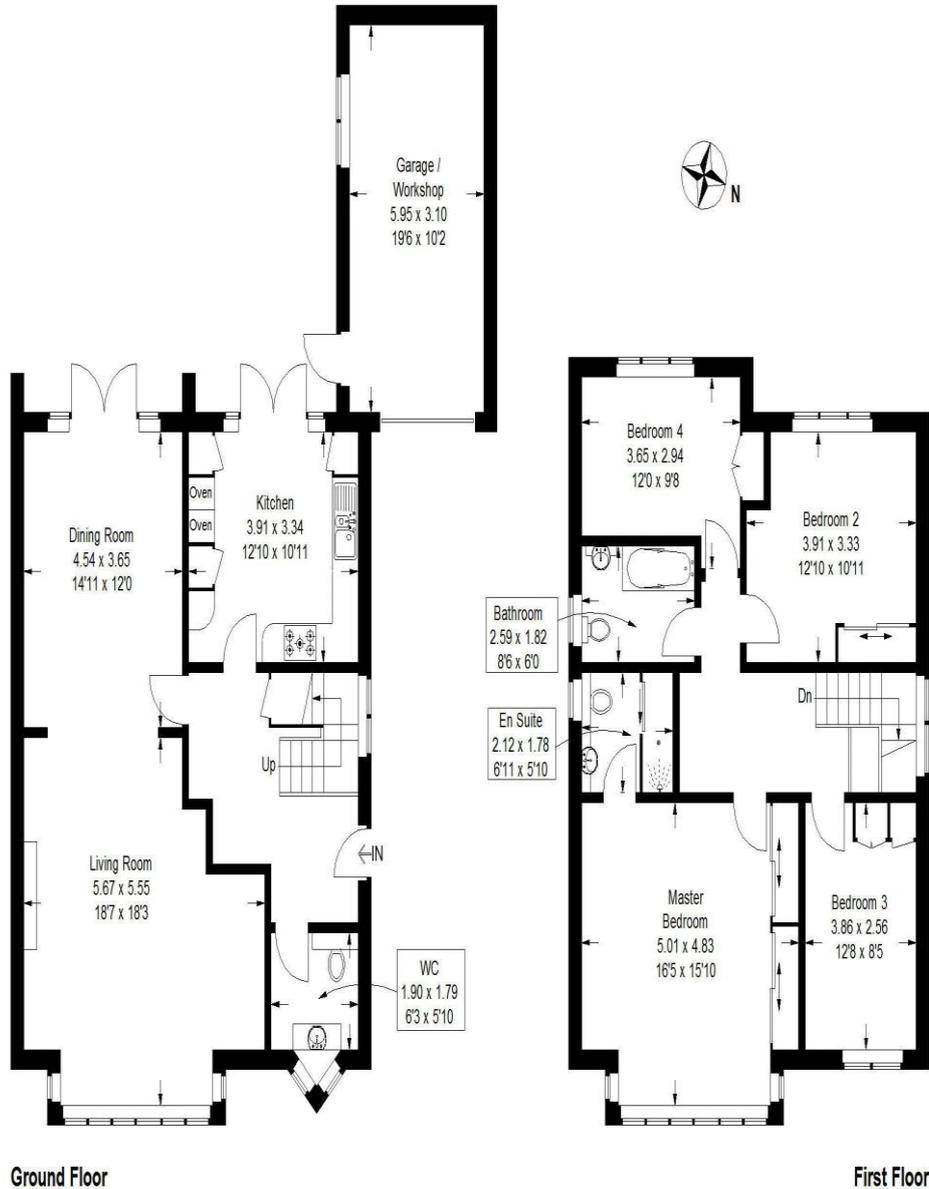


Illustration for identification purposes only, measurements are approximate, not to scale. (ID397208)

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