

# KENT ROAD

SOUTHSEA | PO5 3EH



GUIDE PRICE £999,995  
Freehold

- Outstanding Grade II Listed Residence
- Originally Built By Thomas Ellis Owen
- Requested Central Southsea Location
- Flexible Accommodation Over Four Floors
- Drawing Room, Living Room & Dining Room
- Kitchen/Breakfast Room & Utility Room
- Off Road Parking & Vehicular Rear Access
- Early Possession Available/No Forward Chain





## In Brief

Fry & Kent has pleasure in marketing for sale this outstanding Thomas Ellis Owen designed residence situated in a fabulous setting within the Owens Conservation area of central Southsea. Located only a few minutes walk of the main shopping precinct in Palmerston Road, Southsea seafront will be found just around the corner along with the many restaurants, cafes and bars associated with this fashionable part of the city.

Good quality schooling including Portsmouth Grammar, St. Johns College and Portsmouth University are also within a short walk as well as the cathedral city of Old Portsmouth and the marina development of Gunwharf quays.

Arguably, one of the most impressive Ellis Owen houses in Southsea, the accommodation of over 4,000 sq.ft is uncompromising with generous proportions, a wealth of original features and will not disappoint.

The accommodation allows for use as a six/seven bedroom family home with four fine reception rooms comprising; drawing room, dining Room, family room and a rear sitting room with doors opening onto a balcony and steps leading to the garden. The large family kitchen/breakfast room is located on the lower ground floor whilst a second hospitality kitchen allows serving to the main dining room.

Externally, gated parking will be found to the rear of the property and a well proportioned courtyard garden whilst to the front there is parking for two further vehicles.

Guide Price £999,995

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** Exempt as Grade II Listed

**COUNCIL TAX BAND:** 'F'

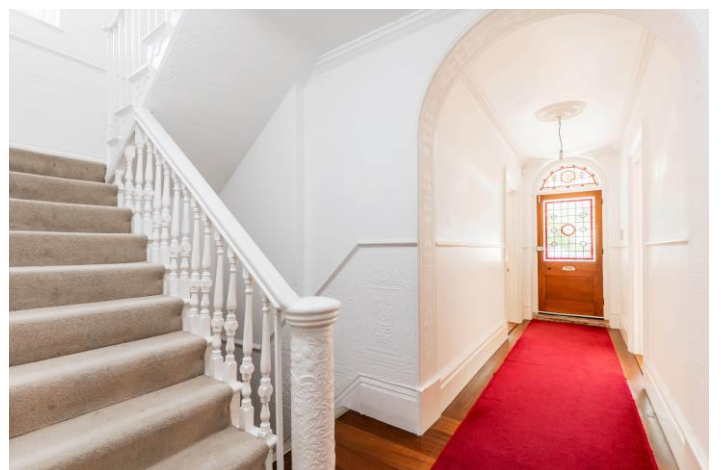
**APPROX FLOOR AREA:** 4,104 sq.ft (381.3 sq.m)





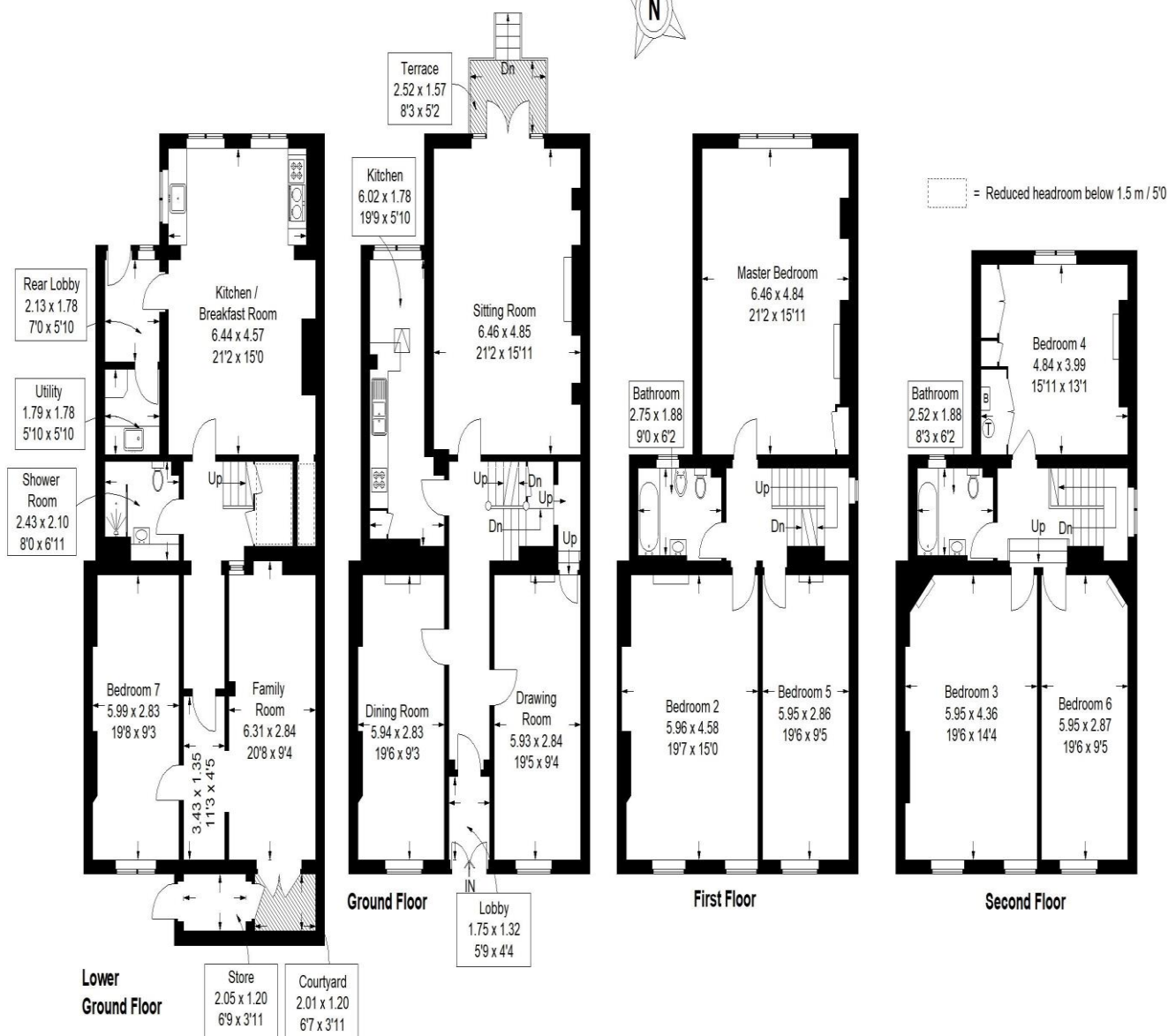
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## Kent Road, Southsea

Approximate Gross Internal Area  
381.3 sq m / 4104 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. (ID468073)

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[www.fryandkent.com](http://www.fryandkent.com)



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