

# CRANESWATER PARK

SOUTHSEA | HAMPSHIRE | PO4 0NX



£1,150,000  
Freehold

- Rarely Available Detached Family Residence
- Located within the Highly Requested Craneswater Park
- Walking Distance of Southsea Seafront and Amenities
- Spacious Modern Kitchen with Integrated Appliances
- Integral Garage Plus Off Road Parking
- Four Double Bedrooms : Two Bedrooms with Ensuites
- Large South Westerly Facing Rear Garden
- Offered with No Forward Chain







## In Brief

We are delighted to market for sale this rarely available modern four bedroom detached residence within arguably one of Southsea's most prestigious locations, Craneswater Park.

The property is conveniently positioned within walking distance of Southsea Seafront, Albert Road and Palmerston, where local amenities and restaurants can be found.

The internal accommodation comprises; Sitting Room, Open Plan Modern Kitchen/ Diner with Integrated Appliances, Separate Utility Room, Downstairs WC, Integral Garage and a Study. The First floor accommodation provides a spacious feel with four bedrooms, two with ensuite, and a separate modern family bathroom. The property further benefits from double glazing, gas central heating and off road parking for multiple vehicles.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

**£1,150,000**

## KEY FACTS

**TENURE:** Freehold

**EPC:** 'TBC'

**COUNCIL TAX BAND:** 'F'



# CRANESWATER PARK

SOUTHSEA | HAMPSHIRE | PO4 0NX





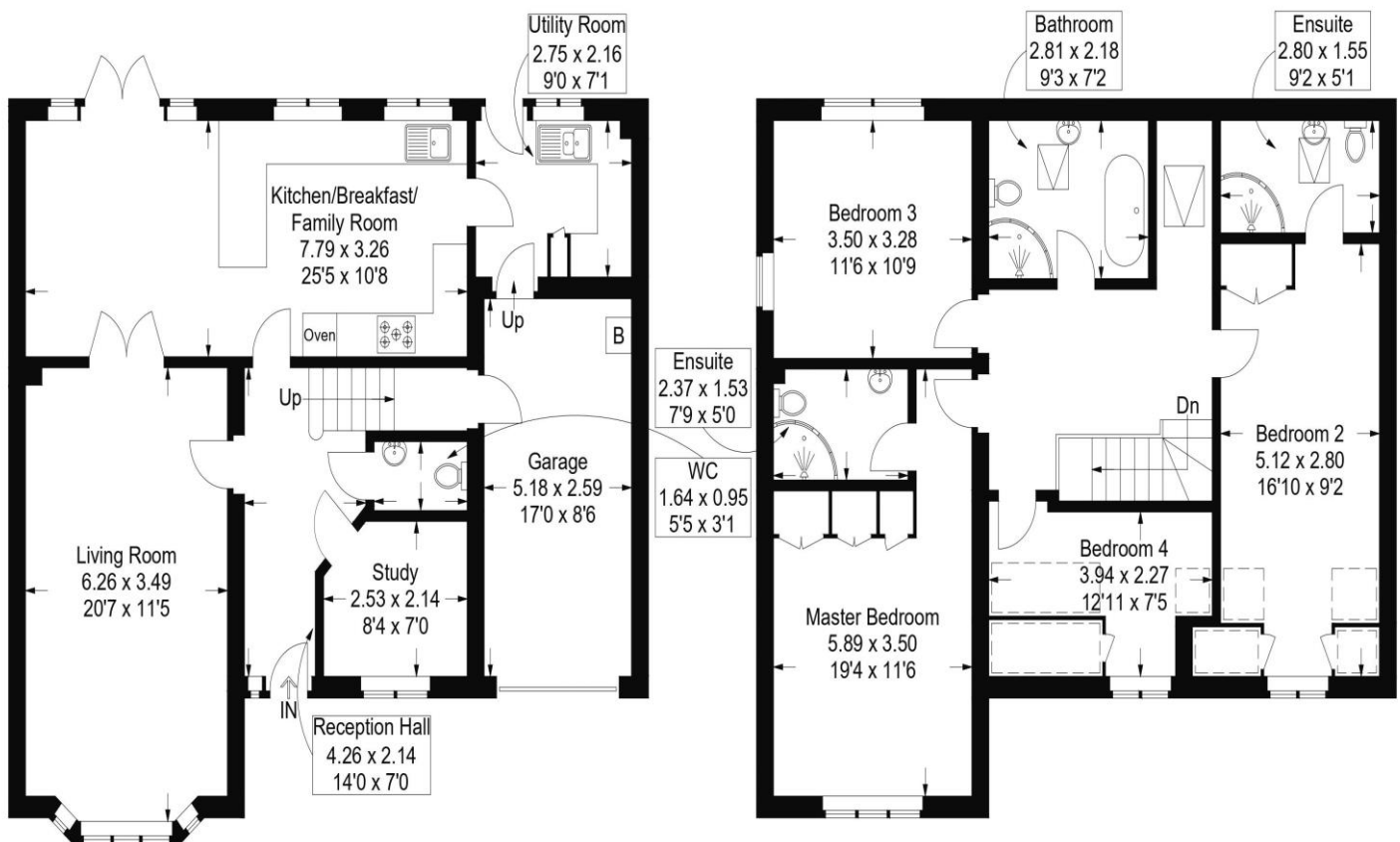
## Craneswater Park, Southsea

Approximate Gross Internal Area = 172.2 sq m / 1853 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 5.1 sq m / 55 sq ft

Total = 177.3 sq m / 1908 sq ft



Ground Floor

First 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.

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

**Old Portsmouth & Gunwharf Quays**  
Sales & Lettings  
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

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