

BLATCHINGTON

LIVINGSTONE ROAD | SOUTHSEA | PO5 1RT



£775,000
Freehold

- Unique 'Home & Income' Opportunity
- Substantial Victorian Semi-Detached Residence
- Self-Contained One Bedroom Annexe/Apartment
- Much Requested Residential Conservation Area
- Four Double Bedrooms : Master with En-Suite
- 29ft Kitchen/Dining Room plus Utility Room
- Annexe: Living Room, Bedroom, Kitchen & Shower
- Large Southerly Garden with Detached Home Office





In Brief

**** VIEW OUR 360 DEGREE VIRTUAL TOUR **** Fry & Kent has pleasure in marketing for sale this **SUBSTANTIAL** semi-detached family residence with unique self-contained annexe/apartment offering 'Home & Income' opportunity or accommodation for the In-Laws. Situated within the highly requested Campbell Road **CONSERVATION AREA** just a stroll from the fashionable Albert Road district of Southsea with its eclectic range of shops, bars, cafes, restaurants and the renowned Kings Theatre.

At over 2,750 sq.ft in total, the layout spans four floors comprising; entrance porch, reception hall, living room, 29ft **OPEN PLAN** kitchen/dining room, separate utility room and cloakroom on the ground floor while there is a spacious master bedroom with lovely en-suite bathroom, second bedroom and main bathroom on the first floor. The upper floor has a further two double bedrooms and separate w.c. The **SELF-CONTAINED** annexe/apartment comprising 17ft living room, fitted kitchen, double bedroom and shower room is located on the lower ground floor and benefits from its own access from the front as well as a door leading to the garden. Externally, there is a large delightful **SOUTHERLY** facing rear garden with detached home office and store.

While the annexe/apartment has a separate council tax rating, the property is being sold under the one freehold. Early viewing strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: House: 'C' - Annex/Apartment: 'A'



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Livingston Road, Southsea

Approximate Gross Internal Area = 256.8 sq m / 2764 sq ft
Outbuilding = 19.3 sq m / 208 sq ft
Total = 276.1 sq m / 2972 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.

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