

# LONDON ROAD

COSHAM | PORTSMOUTH | PO6 3ET



£950,000

FREEHOLD

- Five Double Bedroom Detached Residence
- Prominent Location Just North of High Street
- Completely Renovated to High Standard and Spec
- Impressive 39ft x 15ft Open Plan Living/Dining Room
- Superb Quality Kitchen with Integrated Miele appliances
- Master Bedroom Suite with En-Suite Bathroom & Dressing
- Numerous Features including Hi-Tech Heating & Lighting
- Private Driveway Parking with EV Charging Point





## In Brief

We have pleasure in marketing for sale this outstanding detached family residence situated in a prominent location just north of the main shopping precinct and railway service.

Purchased in 2020 by the current owners and requiring renovation, the house has been completely refurbished to a high standard including smart heating and lighting controls, CCTV and top quality kitchen and bathrooms.

At just over 2,700 sq.ft (251.8 sq.m) spanning three floors this fine contemporary styled home features; welcoming hall, cloakroom, 39ft open plan living/dining room with Italian tiled underfloor heating, sky lantern and bi-fold doors which lead to an enclosed garden with artificial lawn. There is a superb 20ft x 11ft quality kitchen/breakfast room complete with top of the range cabinets, integrated Miele appliances and granite worktops plus a large utility room and additional store room. Once on the first floor you will find a delightful master bedroom suite with en-suite bathroom and en-suite dressing room together with two further double bedrooms and the main family bathroom while two large bedrooms are located on the second floor.

Externally, there is enough driveway parking for three to four cars plus a useful garage store and EV charging point. Internal viewing is highly recommended.

£950,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'

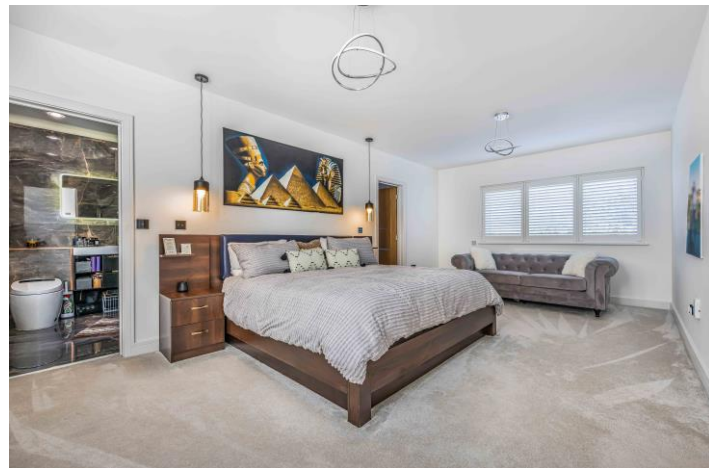
**AGENTS NOTE:** The owners would be prepared to sell the property complete with furnishings if required.





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**London Road, Cosham**

Approximate Gross Internal Area = 241.8 sq m / 2602 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 10 sq m / 108 sq ft  
 Total = 251.8 sq m / 2710 sq ft



= 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  
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**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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