

# SKYE CLOSE

COSHAM | PORTSMOUTH | PO6 3LT



GUIDE PRICE : £600,000

Freehold

- Stunning Detached Residence
- Four Bedrooms (Bed 4 currently as a Dressing Room)
- Beautifully Presented Throughout
- Two Reception Rooms : Utility Room/Cloakroom
- Outstanding Kitchen/Breakfast Room/Family Room
- En-Suite Shower Room : Family Bathroom
- Rear Garden with Raised Decking Level
- Garage and Driveway





## In Brief

We are excited to bring to the market, this **FABULOUS DETACHED RESIDENCE**, located within an exclusive estate in Cosham, yet remaining within easy reach of local shopping amenities, bus routes, recreation grounds, commutable road/rail links and Queen Alexandra Hospital. This **BEAUTIFULLY PRESENTED HOME** boasts many modern, contemporary touches whilst still having a lovely, cosy feel throughout. There are some great features to include, underfloor heating on the ground floor, air conditioning system to the bedrooms serving both heat and cool air, stylish glazed doors to the reception rooms and kitchen, creating bright and airy living accommodation. There is a **STUNNING KITCHEN/BREAKFAST ROOM** at the rear of the property, which overlooks the rear garden and can be accessed via twin sets of glazed doors. With **PARKING & GARAGE** to the side of the house, the internal accommodation briefly comprises:- Reception Hall, Lounge, Dining Room with useful storage cupboard, Kitchen/Breakfast/Family Room, Utility Room with WC, Master Bedroom with Range of Fitted Wardrobes, En-Suite Shower Room, Three Further Bedrooms (Bedroom 4 is currently designed and used as a Dressing Room), and a Family Bathroom. Externally the front is laid to lawn in two areas with shrubs and bushes; with the rear garden having paved patio adjacent to the house, with raised wooden planters to the side, artificial lawn areas with shrubs, bushes and trees, steps leading up to a good sized **DECKING AREA**, perfect for enjoying the summer afternoons, additional raised patio area secluded behind the garage which is a great place for the **HOT TUB** (to be negotiated). All in all, a truly wonderful home which really needs to be seen to be appreciated. We would advise an early call to the office to avoid missing out.

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## KEY FACTS

**Council Tax Band - F**

**EPC Rating - To Be Confirmed**

**Freehold**

**Approximate Internal Area - 1696 Sq Ft.**



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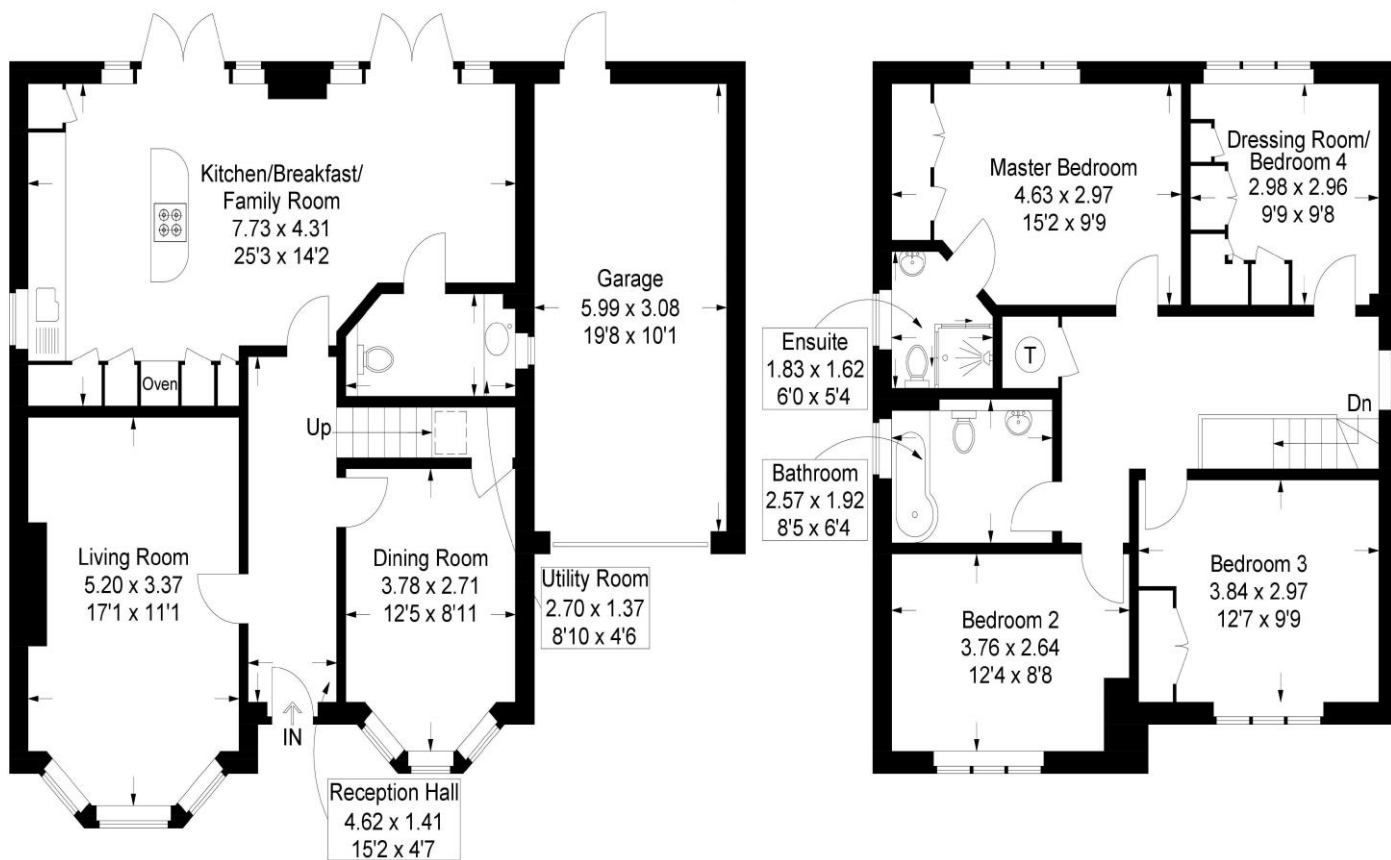
## Skye Close, Cosham

Approximate Gross Internal Area = 157.2 sq m / 1693 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.3 sq m / 3 sq ft

Total = 157.5 sq m / 1696 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.

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