

OLD RECTORY ROAD

PORTSMOUTH | HAMPSHIRE | PO6 1AT



£350,000
FREEHOLD

- Semi-Detached Town House
- Stunning Views Across The Solent
- Four Bedrooms
- Off Road Parking
- South Facing Rear Garden
- Family Bathroom Plus Shower Room
- Springfield & Solent School Catchment
- Spacious Living Room



www.fryandkent.com



In Brief

We are delighted to offer for sale, this **FOUR BEDROOM TOWN HOUSE**, situated in an elevated residential location close to local schooling and A3(M)/M27 motorway access.

Boasting **VIEWS TOWARDS THE SEA**, the split level designed accommodation briefly comprises; spacious entrance hallway with downstairs cloakroom with shower, bedroom four which can be a versatile space and a handy utility room. The kitchen/dining area sits at the rear of the ground floor with cream coloured cabinetry, dark countertops, and a mosaic tile backsplash, offering a blend of functionality and style. on the first floor you will find a further two bedrooms, the family bathroom and spacious living room with large windows allowing ample natural light. At the top of the property sits the master bedroom with a with a picturesque view across the Solent. There is also ample, easy to access eaves storage.

The **SOUTH FACING GARDEN** features an area of laid to lawn with a patio area adjoining the rear of the house with gated side access.

With **OFF ROAD PARKING** to the front, we recommend viewing at your earliest convenience to appreciate this delightful home on offer.

£350,000

KEY FACTS

Council Tax Band - D

EPC Rating - TBC

Approximate Internal Area = 1228 Sq Ft



OLD RECTORY ROAD

PORTSMOUTH | HAMPSHIRE | PO6 1AT



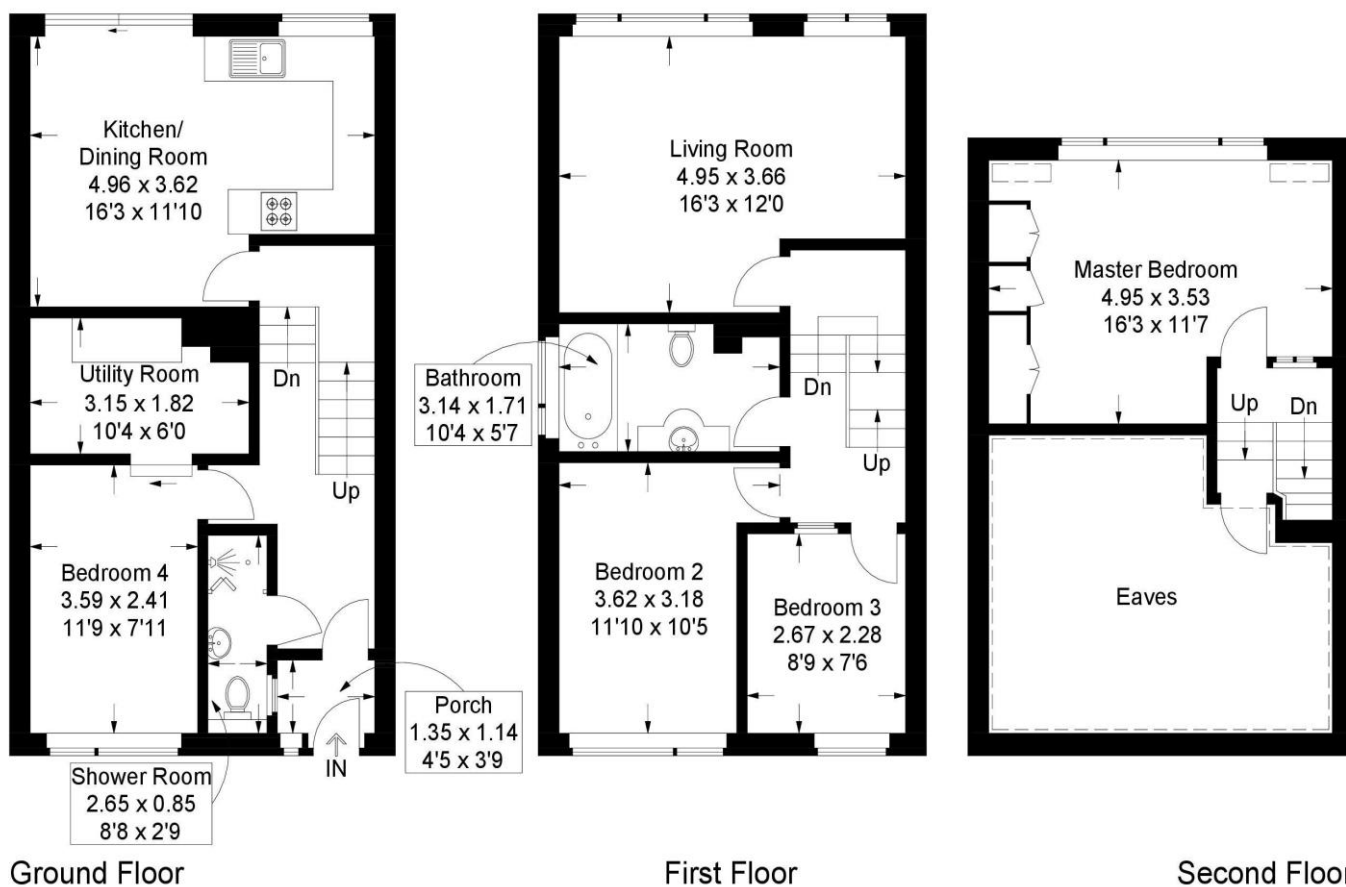
Old Rectory Road, Farlington

Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 17.2 sq m / 185 sq ft

Total = 131.3 sq m / 1413 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
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