



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£575,000

37 Grove Road South,
Southsea, PO5 3QS.

ESTATE  AGENTS

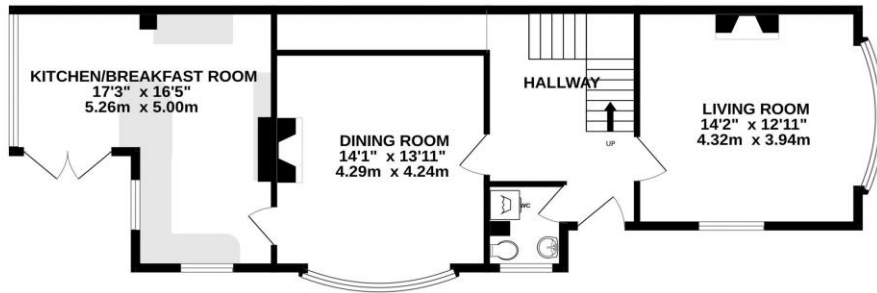
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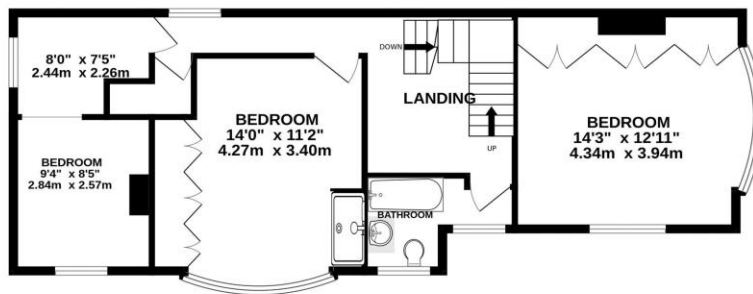
37 Grove Road South, Southsea

'Pitcullen' on Grove Road South in the heart of Southsea is a picturesque semi-detached residence is moments away from local shops and many of Southsea's stand out bars and restaurants. Situated on the corner of a private drive, this imposing much loved property provides a wealth of benefits and could make for an ideal family home. Upon entering, off the impressive hallway are two great sized bright and airy reception rooms, both with large curved bay windows, there is a downstairs W.C, plenty of storage space and an extended kitchen/ breakfast room with views overlooking the west facing rear garden. The first floor then provides three bedrooms, two of which have an array of built in wardrobes and the family bathroom suite. The top floor then provides the additional bedroom with Velux windows and a hobby room with plenty of potential. Additionally the property is double glazed, gas centrally heated, the roof of the building has recently been replaced, there is side pedestrian access and two stores in the garden, plus outside is sizeable garage with power and light. Given all the property has to offer in such a central location of the City, we highly advise booking an internal viewing, so for further information or to arrange a time to view, please contact one of the Lawson Rose sales team who will be happy to assist.

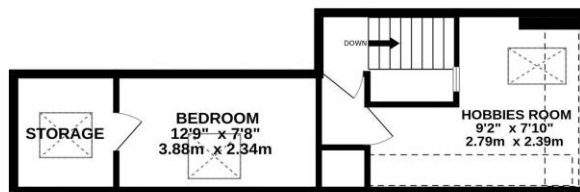
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band E



