



FOR SALE

£650,000

14 Inglis Road,
Southsea, PO5 1PB.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

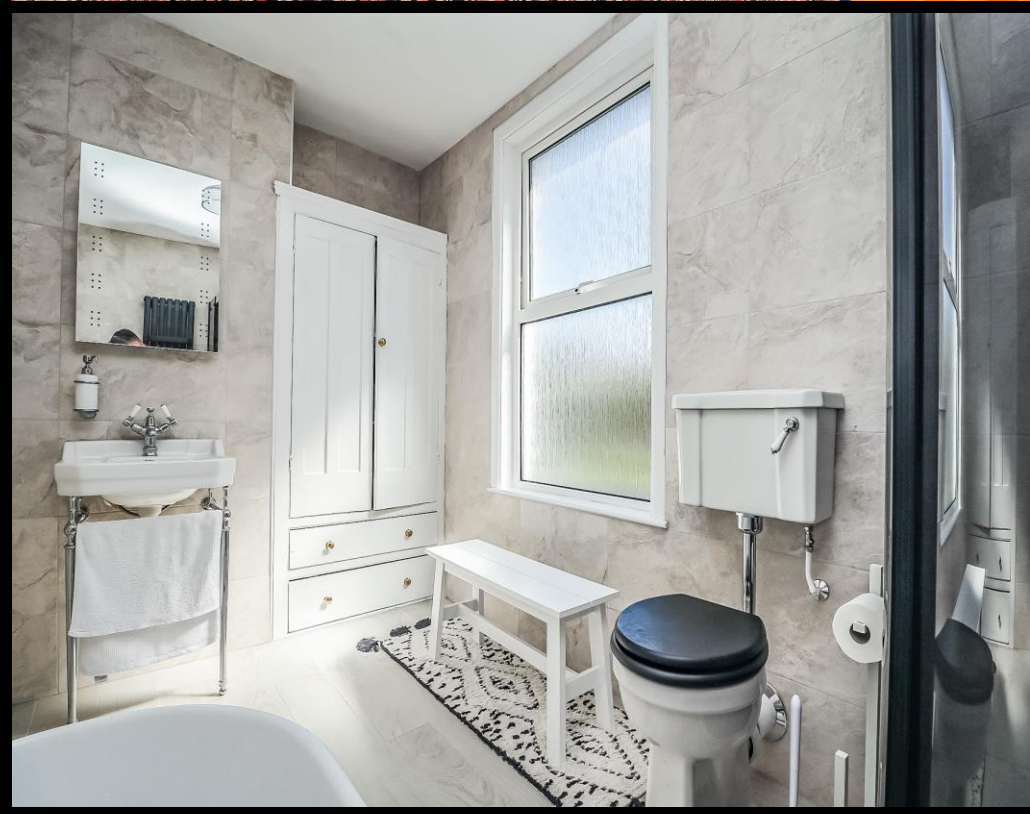
Step into the timeless elegance of this meticulously maintained period property nestled in the heart of Southsea. With accommodation spread gracefully over three floors, this home exudes charm and character at every turn, boasting original features that blend seamlessly with modern conveniences. As you enter through the inviting hallway, you are greeted by a spacious, bright, and airy living room adorned with a large bay window that floods the space with natural light. Concertina doors effortlessly connect the lounge to the dining room, offering the versatility of an open-plan living area, ideal for entertaining guests or enjoying family gatherings. Continuing through the home, you'll discover a cozy breakfast room featuring a charming log burner, perfect for intimate mornings or relaxed evenings. The modern fitted kitchen awaits beyond, offering both functionality and style, with access to a separate utility room and contemporary downstairs WC, ensuring convenience for daily living. Ascending to the first floor, three generously sized double bedrooms await, each exuding its own unique charm. Accompanying these bedrooms are a stunning shower room and a separate, beautifully appointed four-piece bathroom suite, providing luxurious comfort for residents and guests alike. Venturing to the top floor, you'll find the final two good-sized bedrooms, offering ample space and versatility to accommodate the needs of a growing family. Abundant storage options throughout the top floor ensure practicality without compromising on style or comfort. Outside, the property boasts a charming exterior, reflecting the classic architecture of its era, while a private garden provides an oasis of tranquility, perfect for enjoying the outdoors in the heart of the city. In summary, this beautifully presented period property offers a rare opportunity to own a slice of Southsea's history, with its blend of original features, modern amenities, and inviting living spaces creating the perfect backdrop for cherished memories to be made for years to come.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

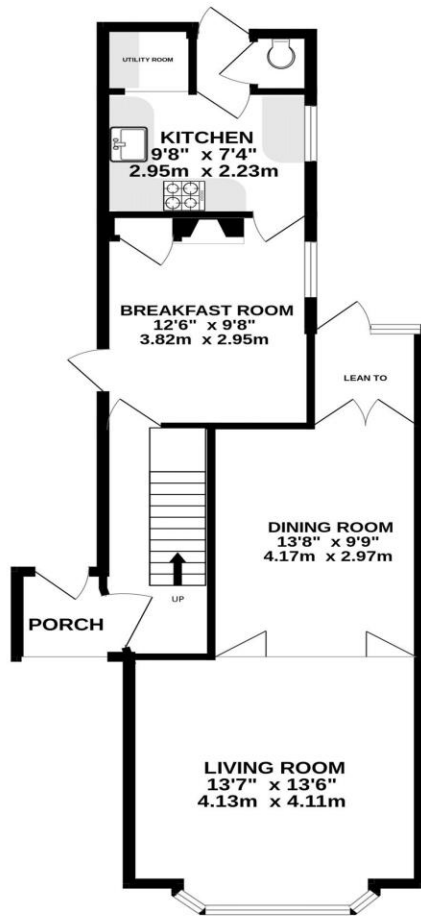


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS





GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.

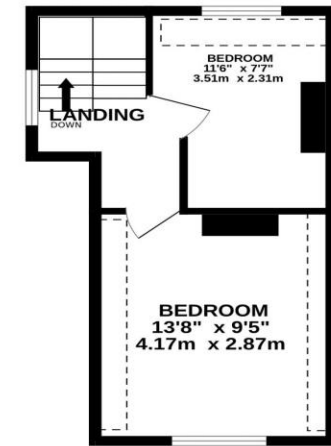


ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.