

Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 2067 SQ FT / 192.0 SQ M



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. Created by Emzo Marketing (ID1080526)  
Produced for Castles Estate Agents



**109 Festing Grove**  
**Southsea, PO4 9QE**

We are pleased to welcome to the market this exceptional five bedroom character Southsea home.

The property is immaculately finished throughout and the ground floor consists of a spacious lounge room, open plan kitchen diner with skylight and bi-folds across the rear. There is also a snug area and accessible from the kitchen diner is a utility room and downstairs w.c.

Moving up to the first floor accommodation there are four bedrooms on this level. The primary bedroom to the front of the property has access to an en-suite bathroom. There is also a separate shower room.

Up onto the second floor of the home into the loft conversion there is a further large bedroom with en-suite shower room but this space is currently being utilised as an office.

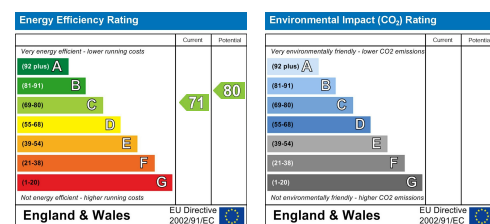
Externally there is a bay and forecourt to the front and the rear garden is a fair size featuring a decked seating area, tiled dining area and lawn with surround shrubbery.

This home is a two minute walk to the seafront and Canoe Lake is a short stroll away.

For more information on this exceptional Southsea home or to arrange a viewing please call Castles today.

**Asking price £800,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 109 Festing Grove

Southsea, PO4 9QE



- FIVE BEDROOMS
- LARGE CHARACTER FAMILY HOME
- FOUR BATHROOMS
- TWO MINUTE WALK TO SEAFRONT
- OPEN PLAN KITCHEN DINER
- PERIOD FEATURES
- CLOSE TO CANOE LAKE
- LOFT CONVERSION

**SITTING ROOM**  
16'4" x 13'5" (5.0 x 4.1)

**KITCHEN DINER**  
31'5" x 20'0" (9.6 x 6.1)

**SNUG**  
8'10" x 8'6" (2.7 x 2.6)

**UTILITY**

**DOWNSTAIRS W/C**

**BEDROOM ONE + EN-SUITE**  
16'4" x 13'1" (5.0 x 4.0)

**BEDROOM TWO**  
15'8" x 8'10" (4.8 x 2.7)

**BEDROOM THREE**  
14'1" x 9'6" (4.3 x 2.9)

**SHOWER ROOM**

**BEDROOM FOUR / OFFICE + EN-SUITE**  
18'4" x 15'8" (5.6 x 4.8)

**BEDROOM FIVE / DRESSING ROOM**  
9'10" x 6'2" (3.0 x 1.9)

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Solicitors

If you are looking for a solicitor to handle

the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

