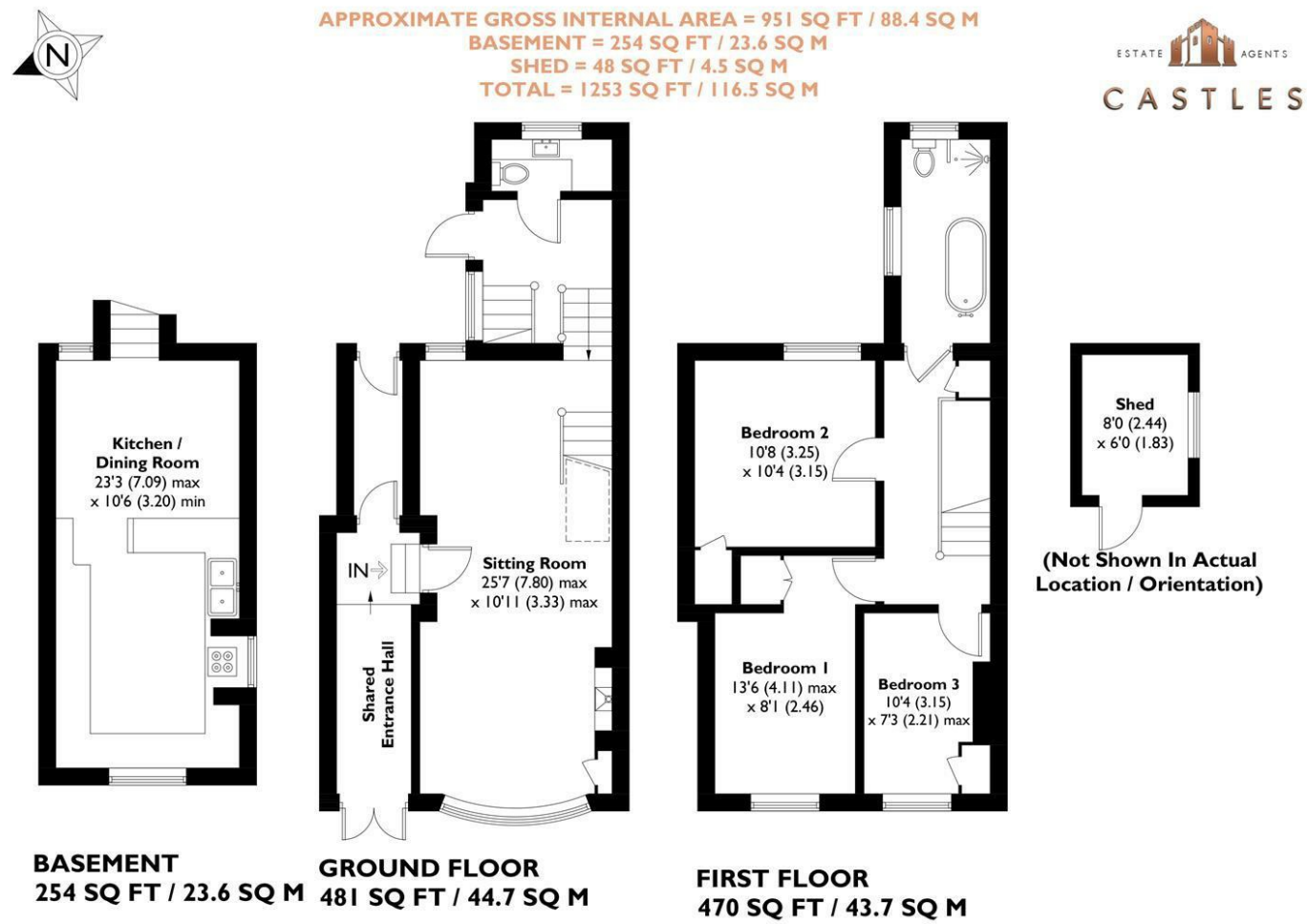
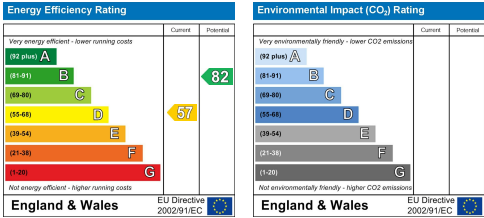


Floor Plan



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 (ID1170655)  
Produced for Castles Estate Agents

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



25 Great Southsea Street  
Southsea, PO5 3BY

We are pleased to welcome to the market this three bedroom Grade II Listed end of terrace property in the popular Southsea location of Great Southsea Street.

Packed with period features and character this property originally built in 1821 has been tastefully updated by the current owners during their tenure.

The accommodation is spread over three floors and upon entry you are met with a bright lounge diner flooded with natural light featuring a log burner. Heading downstairs from this room there is w/c with under floor heating and an upgraded kitchen breakfast room also featuring under floor heating. This kitchen was installed in May 2024 and the appliances will be included. The property also has gas central heating.

Moving upstairs there are three bedrooms all featuring built in storage and a modern family bathroom featuring a wet room style shower area and separate bath tub. The bathroom also benefits from under floor heating.

Externally the rear garden is South East facing and has been landscaped featuring a shed for storage.

There are 2 x permits available for the on road parking out the front.

For more information or to arrange a viewing on this charming period property please call Castles today.

Offers over £500,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

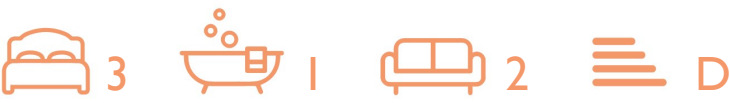
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

25 Great Southsea Street  
Southsea, PO5 3BY



- THREE BEDROOMS
- NEW KITCHEN
- LANDSCAPED SOUTH EAST FACING GARDEN
- CHARACTER PROPERTY
- SHORT WALK TO WATERFRONT
- GRADE II LISTED
- UNDER FLOOR HEATING
- 2 X PARKING PERMITS
- BUILT IN 1821
- CLOSE TO LOCAL SOUTHSEA SHOPS

**SITTING ROOM**  
25'7" x 10'9" (7.8 x 3.3)

**DOWNSTAIRS W/C**  
**KITCHEN / DINING**  
22'11" x 10'5" (7.0 x 3.2)

**BEDROOM ONE**  
13'5" x 7'10" (4.1 x 2.4)

**BEDROOM TWO**  
10'5" x 10'2" (3.2 x 3.1)

**BATHROOM**

**BEDROOM THREE**  
10'2" x 7'2" (3.1 x 2.2)

**SHED**  
7'10" x 5'10" (2.4 x 1.8)

**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 at our cost 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 and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

**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.

