



## 2A Down End Road

, Portsmouth, PO6 1HT

**Offers invited £625,000**

CALLING ALL MUSIC PRODUCERS ! This property has its own Music Studio which could also be converted into a salon or seperate living quarters. Garden is perfect for AI Fresco dining and entertaining, with its stunning southerly sea and city views. Must be viewed to be appreciated!

- Stunning Southerly, Panaromic Sea Views Throughout
- Elevated, Split Level, Hill Side Location
- Private Rear, Secure, Gated Access.
- 16 Solar Panels providing an income of around £2,500 (2020/2021)
- 1970's Architect-Designed House
- Impressive 17x17 Lounge and 28ft Sun Terrace
- Evening and weekday viewings available

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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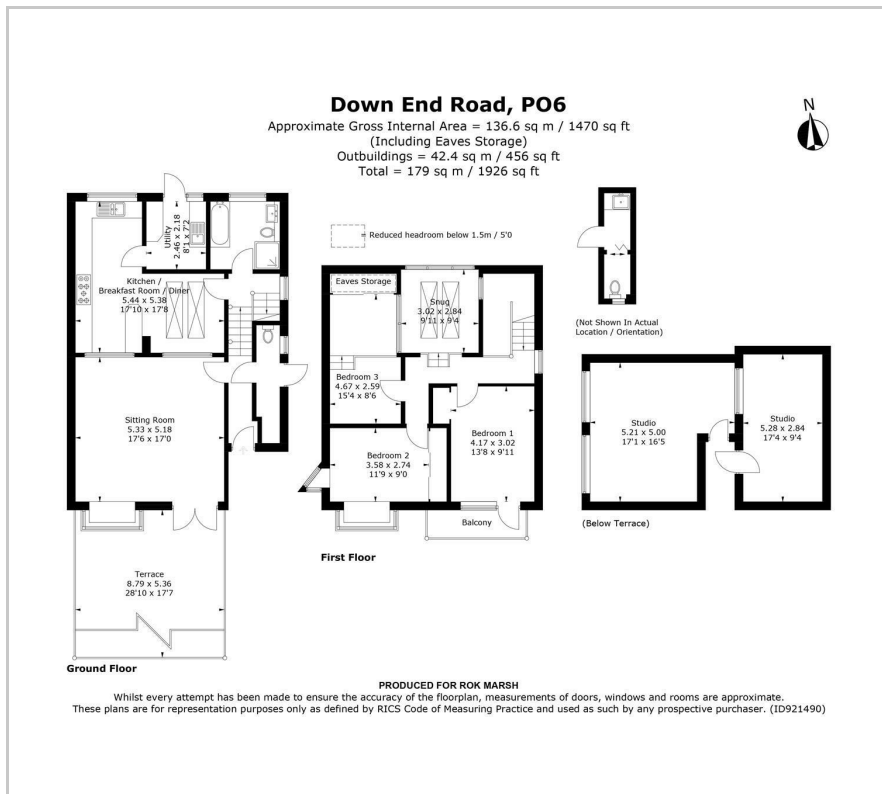


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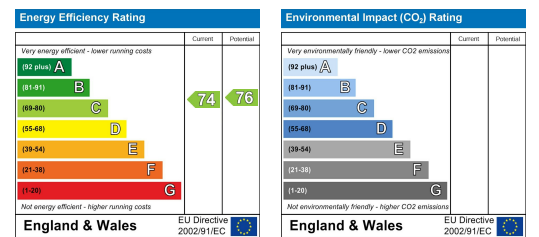
# Floor Plan



# Area Map



# Energy Efficiency Graph



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