

TO
LET

£2,500 PCM

Festing Grove, Southsea, PO4 9QF



HIGHLIGHTS

- ❖ EXQUISITE PERIOD PROPERTY
- ❖ FOUR DOUBLE BEDROOMS
- ❖ VERY HIGH SPEC
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ LARGE KITCHEN/DINER
- ❖ TWO BATHROOMS
- ❖ THREE STOREYS
- ❖ UNFURNISHED
- ❖ AVAILABLE FROM SEPTEMBER
- ❖ A MUST VIEW

We are delighted to introduce to the rental market this beautifully presented four bedroom property. Enjoying a prime location just off the sea front and situated in a superb location for local schools, opportunities to let such a prestigious address are few and far between.

From the moment of entering the house, you will be struck straight away by the sheer size of the entrance hallway. Downstairs consists of a beautiful, light and airy lounge with a large bay window and offering a superb flow of light throughout. A second reception room is open plan to the lounge and works superbly well as a family room.

The rear of the property sees a fantastic sized kitchen/diner with a separate utility area and luxury shower room.

The garden is in a lovely family garden with a patio and area of artificial lawn.

Moving to the first floor via the beautiful staircase, you have two double bedrooms and an incredible four-piece bathroom

Moving to the tastefully converted loft, there property is completed by two double bedrooms and a W.C

Additionally, the property is covered by CCTV and an alarm system for extra security and peace of mind.

Its rare that a property of this size and finish, should come available in such a desirable location, in close proximity to Southsea Seafront, so we strongly recommend an internal viewing, to avoid disappointment

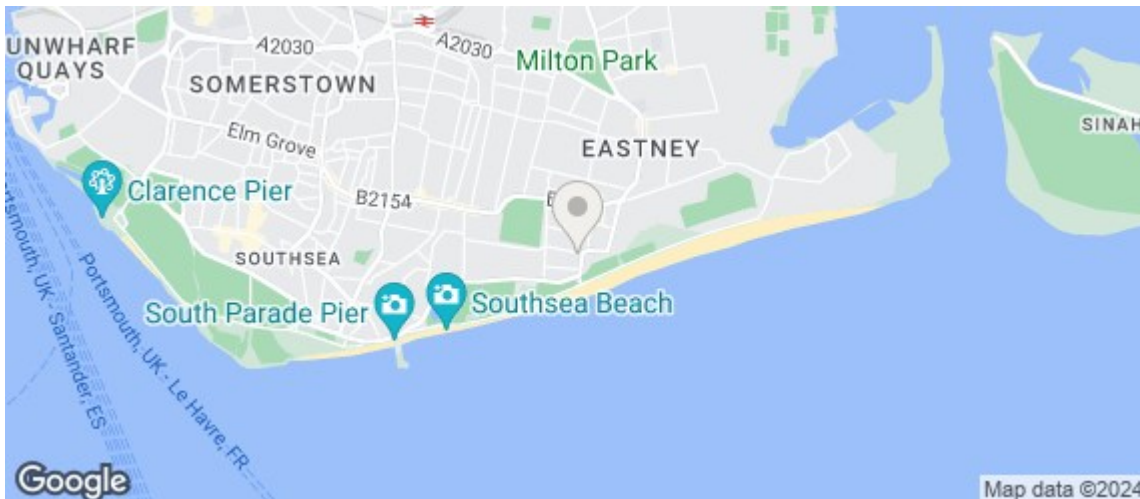
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GROUND FLOOR
883 sq ft (81.0 sq m) approx.



TOTAL FLOOR AREA: 1566 sq ft (144.8 sq m) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

