



## 31 Festing Grove

, Southsea, PO4 9QB

Offers in excess of £660,000





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## Welcome to Festing Grove...

Situated in the highly desirable area of Festing Grove in Southsea, this stunning semi-detached house offers a wonderful blend of character, charm, and contemporary living. Perfectly located for both convenience and tranquility, it is within easy reach of local amenities, excellent schools, and Southsea's vibrant beach and seafront. This superb family home has been very well maintained and is beautifully presented throughout, making it an ideal choice for those looking for something ready to move in to.

As you approach the house, you are immediately drawn to its period appeal, with a welcoming front garden and driveway suitable for a vehicle. Upon entering, you are greeted by a grand entrance hallway, with the first reception room to the right. The first of the reception rooms is a generously sized sitting room, perfect for relaxing or entertaining. Featuring an impressive bay window that allows an abundance of natural light to flood the room. High ceilings, original ceiling roses, and coving add to the grandeur, while the media wall serves as a focal point, and the fireplace offering warmth and character. The sitting room offers ample space for a range of sofas and furniture, making it ideal for family gatherings or quiet evenings in.

The second reception room, also enjoys a bay window and continues the theme of high ceilings, ceiling roses, and coving. It is generously sized, offering space for sofas and furnishings. This room is a perfect space for formal dining or could easily be repurposed as a home office, playroom, or snug depending on your lifestyle needs.

The kitchen diner is the heart of the home, ample in size for a large family dining table making this a great space for entertaining. The kitchen is well equipped, with many floor and wall mounted units, oven with gas hob and extractor, ample work top space for preparation and space for fridge / freezer. With doors out onto the garden, this is a light and airy room. Through into the utility room, with space for a washing machine, tumble dryer, and additional storage, the utility room is a great space for keeping household tasks and laundry out of sight. A downstairs toilet is also conveniently located on the ground floor, providing added practicality.

Upstairs are four well sized bedrooms. The master and the other front bedroom are very generously sized, with ample space for a king sized bed and furnishings, both rooms benefitting from their own sinks with storage cupboards and units, and bay windows with fitted blinds.

The family bathroom is new and modern, fitted with a bath and overhead shower, toilet, sink and towel radiator.

Following through to bedroom three and four, bedroom three is a good size, suitable for a double bed and other furnishings like bed side tables. The door then leads you into bedroom four, which could be a single bedroom, or be used as a study, walk in wardrobe or dressing room. This bedroom does benefit from a sink, so could be an excellent guest room, or to be turned into an En-Suite, there is huge potential to make this house work for different types of living arrangements.

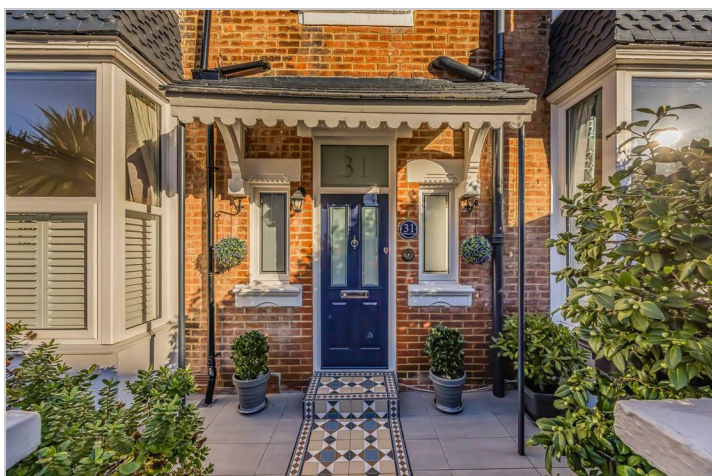


With access into the loft, which has been fully boarded and carpeted with velux windows, this makes a great study room or it is ideal for storage.

The property is complemented by a well-maintained private rear garden, which is a lovely space for outdoor living, with patioed flooring and space for garden furniture as well as a storage shed.

The property is ideally located within walking distance to local shops, cafes, and restaurants, as well as excellent public transport links, making it perfect for commuters and those who enjoy a vibrant, yet peaceful, lifestyle. Southsea beach is just a short distance away, offering the opportunity to enjoy outdoor activities, coastal walks, or simply relax by the sea. For families, there are several highly regarded schools in the area, as well as parks and recreational spaces nearby.

This is a wonderful property, a viewing is highly advised to appreciate the size of this home, please contact the office to arrange your viewing appointment.





Road Map



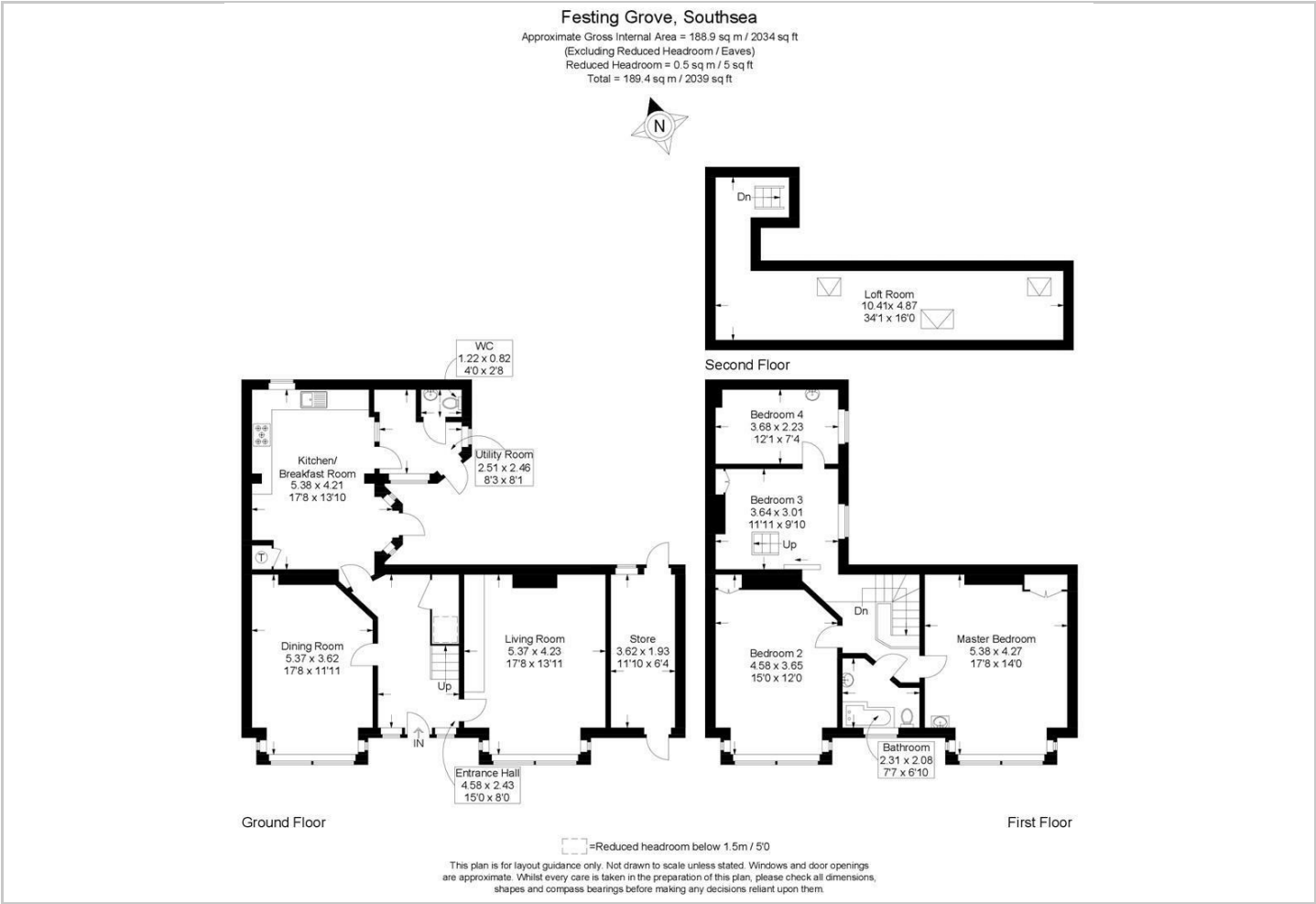
Hybrid Map



Terrain Map



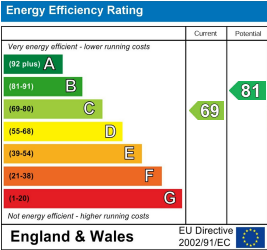
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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