



**5 Richmond Terrace**  
**Southsea, PO5 3NE**  
**Offers Over £625,000**

**co****groves**

Sales, Rentals and Block Management

## 5 Richmond Terrace, Southsea, PO5 3NE

GUIDE PRICE £625,000-£650,000. We are pleased to bring to the market this delightful 3/4 bedroom family home located in the heart of Southsea offering off road parking and westerly facing garden with rear pedestrian access. The accommodation comprises an impressive kitchen/family room on the lower floor giving access to the private front garden terrace. The hall floor comprises lounge, bedroom 4/study, cloakroom/utility room. The top two floors offer 3 further bedrooms, family bathroom, shower room, separate WC. The westerly facing rear garden is a great suntrap and offering rear pedestrian access. Situated in this convenient location close to Southsea Seafront, Southsea Common, Palmerston Road Shopping Precinct, Waitrose, bars, restaurants, cafes and bus routes.

### Front Door To:

### Entrance Hall

Coved ceiling, stripped floorboards, radiator.

### Lounge

14'8 into bay x 11'5 (4.47m into bay x 3.48m)

Double glazed windows to front with window shutters, coved ceiling, stripped floorboards, two built in dresser units with storage, wood burner, radiator.

### Study/Bedroom 4

10'5 to front of chimney breast x 8'8 (3.18m to front of chimney breast x 2.64m)  
Sash window to rear, radiator, feature fireplace, two storage cupboards.

### Ground Floor

### Outer Lobby

Tiled flooring, door to garden, door to:

### Cloakroom/Utility Room

4'3 x 4' (1.30m x 1.22m)

Double glazed windows to side and rear, wash hand basin, WC, tiled flooring, plumbing for washing machine.

### Lower Floor

### Kitchen/Family Room

### Kitchen

11'7 x 15' (3.53m x 4.57m)

One and a half bowl sink unit with range of wall and base cupboards with work surfaces over. Range cooker with extractor, integrated dishwasher, space for fridge/freezer, cupboard housing boiler, tiled flooring, double glazed window to rear, spotlights, under stairs storage cupboard.

### Family Room

13'4 x 15' (4.06m x 4.57m)

Double glazed doors to front leading to courtyard/terrace area. Tiled flooring, two radiators, spotlights, storage cupboard;

### Storage Cupboard

6'7 x 3'2 (2.01m x 0.97m)

Useful storage space housing meters and consumer unit.

### Rear Landing

Skylight window to rear, storage cupboard.

### WC

2'4 x 5'6 (0.71m x 1.68m)

WC, wash hand basin, double glazed window to rear.

### First Floor Landing

Stained glass window to rear, radiator, textured ceiling.

### Bedroom 1

14' x 15' (4.27m x 4.57m)

Sash window to front, feature fireplace, coved ceiling with central ceiling rose, picture rail, radiator.

### Family Bathroom

10'5 x 8'5 (3.18m x 2.57m)

Attractive suite comprising double shower, bath, WC, wash hand basin with storage below, part tiled walls, tiled flooring with underfloor heating, sash window to rear.

### Top Floor Landing

### Bedroom 2

14' x 15'3 (4.27m x 4.65m)

Double glazed window to front, hatch to loft, radiator, storage cupboard.

### Bedroom 3

10'6 x 8'9 (3.20m x 2.67m)

Double glazed window to rear, storage cupboard, radiator.

### Shower Room

8'8 x 3'1 (2.64m x 0.94m)

Shower cubicle, wash hand basin, part tiled walls, tiled flooring.

### Front Garden

Private patio/terrace to the front.

### Rear Garden

36' x 15'5 (10.97m x 4.70m)

Westerly facing rear garden with walled and fenced boundaries, rear pedestrian access, patio, outside tap, external power points, shed with light and power.

### Driveway

Off road parking to front.

### Additional Information

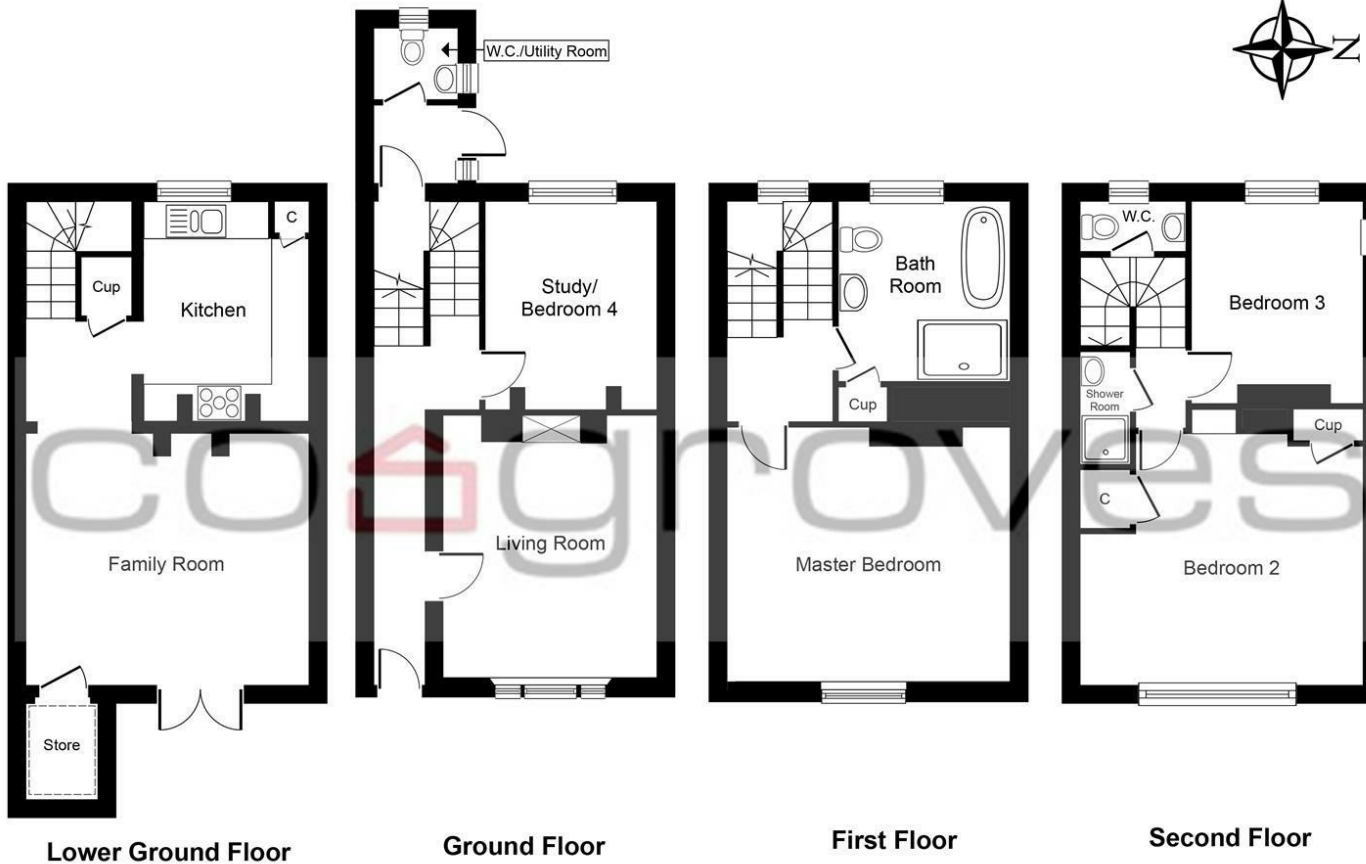
Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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