



5 Lennox Road South
Southsea, PO5 2HS

Asking Price £950,000

cogroves

Sales, Rentals and Block Management

5 Lennox Road South, Southsea, PO5 2HS

DETACHED 5 BEDROOM FAMILY HOME LOCATED CLOSE TO SEAFRONT IN CENTRAL SOUTHSEA WITH WESTERLY FACING GARDEDN, GARAGE & PARKING. We are pleased to bring to the market this spacious 5 bedroom detached family home. 3 reception rooms, kitchen, ground floor cloakroom, 2 en-suites, main family bathroom and top floor dressing room/study. Great location close to seafront, Palmerston Road Shopping Precinct, cafes, bars, restaurants, coffee shops and independent schools.

Other selling points include a newly fitted boiler (approximately 2 years ago), pressurised mega flow water system, cavity wall insulation, double glazing, gas central heating, feature and open fireplaces, period features, electric car charging point, shared drive with parking, garage, replacement roof and creation of attractive top floor master bedroom suite with en-suite and dressing room room/office (approximately 7 years ago).

Entrance Hall

Part glazed door to side, tiled flooring, coved ceiling, stairs to first floor with under stairs storage/meter cupboard.

Lounge

19'1 x 15'2 (5.82m x 4.62m)

Double aspect room with double glazed bay window to front and double glazed window to side. Oak Herringbone flooring, brick built open fireplace, wood panelled ceiling, picture rail, radiator.

Dining Room

15'2 x 14'5 (4.62m x 4.39m)

Double aspect room with double glazed bay window to front, double glazed window to side, brick built open fireplace, wood panelled ceiling, stripped floorboards, picture rail, radiator.

Family Room

15'2 x 13'2 (4.62m x 4.01m)

Double aspect room with double glazed window to side and double glazed patio doors leading to garden. Feature fireplace, coved ceiling, laminate flooring, radiator.

Kitchen

13'1 x 7'2 (3.99m x 2.18m)

Sink unit with work surfaces, wall and base cupboards, Smeg range cooker with extractor over, cupboard housing Ideal gas boiler, plumbing for washing machine, tiled flooring, part tiled walls, double glazed doors to garden.

Cloakroom

Wash hand basin, WC, window to side, extractor, tiled flooring.

First Floor Landing

Coved ceiling, radiator.

Bedroom 2

15'2 x 14'5 (4.62m x 4.39m)

Double glazed bay window to front, feature fireplace, coved and textured ceiling, laminate flooring, fitted wardrobe with cupboards above, radiator.

En-Suite Bathroom

Suite comprising bath with shower over, shower screen, WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail, two double glazed windows to side.

Bedroom 3

15'2 x 14'5 (4.62m x 4.39m)

Double glazed bay window to front, feature fireplace, coved and textured ceiling, fitted wardrobe with cupboards above, laminate flooring, radiator.

Bedroom 4

15'9 x 11'2 (4.80m x 3.40m)

Double glazed window to rear, feature fireplace, wash hand basin with cupboard below, coved ceiling, picture rail, laminate flooring, radiator, fitted cupboard.

Bedroom 5

13'10 x 7'11 (4.22m x 2.41m)

Double glazed window to rear, feature fireplace, wash hand basin, laminate flooring, radiator, storage cupboard, picture rail.

Bathroom/Wet Room

Attractive suite comprising bath with shower attachment, WC, wash hand basin with drawers below, rainfall shower and additional hand held shower attachment, double glazed window to side, tiled flooring, part tiled walls, extractor.

Top Floor Landing

Skylight window.

Master Bedroom

21' x 11'10 (6.40m x 3.61m)

Three skylight windows offering plenty of natural daylight, eves storage cupboards, radiator.

En -Suite Shower Room

Attractive suite comprising rainfall shower with additional hand held shower attachment, twin sinks with cupboards below, WC, two skylight windows, heated towel rail, tiled flooring, part tiled walls, spotlights.

Dressing Room/Office

8'7 x 6'7 (2.62m x 2.01m)

Skylight window, cupboard housing hot water tank.

Westerly Facing Garden

Enclosed rear garden with side pedestrian access, laid to shingle with stepping stones, walled and fenced boundaries, shrub borders, timber shed with light & power.

Shared Driveway

Shared drive to side with parking for one car, with electric car charging point.

Garage

17'8 x 10'5 (5.38m x 3.18m)

Double doors, light, power, electric consumer unit.

Additional Information

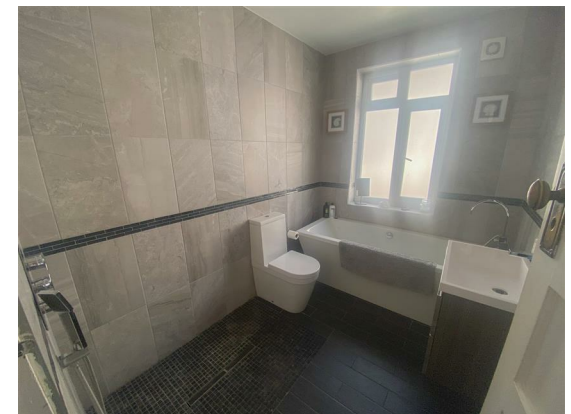
Tenure - Freehold

Council Tax - Band F

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.

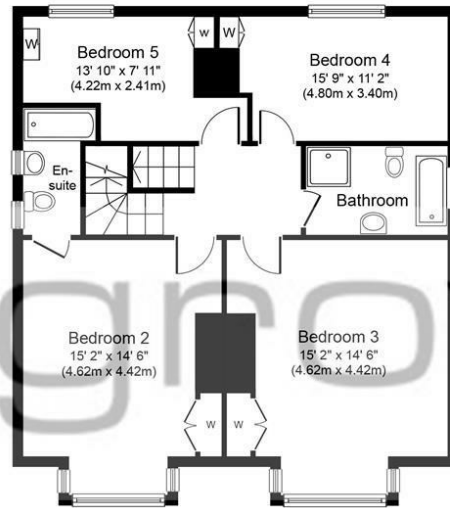
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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

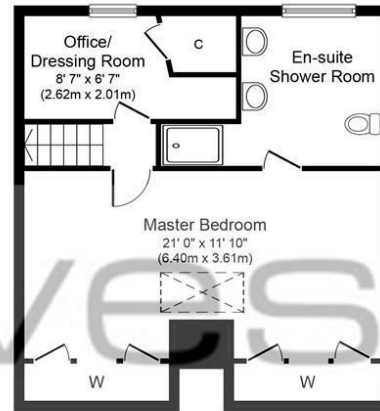




Ground Floor
 Approximate Floor Area
 760 sq. ft.
 (70.6 sq. m.)



First Floor
 Approximate Floor Area
 769 sq. ft.
 (71.5 sq. m.)



Second Floor
 Approximate Floor Area
 532 sq. ft.
 (49.4 sq. m.)

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 ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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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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