



£649,950
25 Albert Grove
Southsea, PO5 1NG

STUNNING FIVE BEDROOM HOME! This substantial and exquisite five-bedroom semi-detached house is nestled in the highly sought-after Albert Grove, a prime location in the heart of Southsea with an array of restaurants and The Kings Theatre on your doorstep. The home is immaculately presented with contemporary charm whilst retaining an abundance of period features. Spanning over 1700sq.ft (161sq.m), the accommodation is arranged over three floors and comprises; entrance hall, living and dining rooms with exposed flooring, downstairs cloakroom and a stunning kitchen/breakfast room with bi-folding doors leading out to the westerly aspect garden. The first floor boasts three double bedrooms with the master and bedroom two offering lovely en-suite bathrooms. Two further bedrooms and an additional family bathroom are located on the second floor. Gas central heating, double glazing and no onward chain complete the appeal here. A lovely home which can only be appreciated by an internal viewing.

- 5 
- 3 
- 2 





ENTRANCE Gated forecourt with paved pathway, shingle and planting area, enclosed by brick walls, period style wooden front door to:-

HALLWAY Exposed floorboards, cast iron radiators, period dado rail and decorative coving, carpeted stairs to first floor landing, storage cupboard, doors to all rooms.

LOUNGE 17' 8" into bay x 13' 1" into recess (5.41m x 4.00m) Double glazed bay window to front elevation, two cast iron radiators, exposed floorboards, period picture rail, decorative coving and ceiling rose, period feature fireplace with marble surround and hearth.

DINING ROOM 13' 10" x 10' 9" (4.24m x 3.29m) Double glazed window to rear elevation, exposed floorboards, period feature fireplace with surround and tiled hearth, period picture rail, coving and ceiling rose.

WC 3' 2" x 4' 4" (0.97m x 1.33m) Combined vanity unit housing WC and hand basin with mixer tap, exposed brick feature wall, obscure double glazed window to side elevation, tiled flooring.

KITCHEN/BREAKFAST ROOM 24' 2" x 10' 7" (7.38m x 3.25m) Stunning kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching up stands, one and a half bowl sink and drainer unit with mixer tap, electric 'AEG' hob with glass extractor hood over, 'AEG' double oven, heated tray drawer, integral fridge/freezer, dishwasher and washing machine, wine cooler, breakfast bar, exposed brick feature wall, spot lights, vinyl flooring with under floor heating, contemporary vertical radiator, two double glazed windows to side elevation, double glazed stable style door to side elevation, bi-folding doors to garden.

FIRST FLOOR LANDING Doors to all rooms, stairs to second floor landing with stair runner, cast iron radiator, exposed floorboards, period dado rail and decorative coving, embedded stair spotlights.

BEDROOM TWO 24' 2" at longest point x 10' 7" (7.38m x 3.24m) Dual aspect double glazed windows, carpeted, cast iron radiator, door to:-

EN-SUITE 5' 11" x 5' 9" (1.82m x 1.76m) Walk-in shower cubicle with thermostatic shower and rainfall shower head, low level WC, wall mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

BEDROOM THREE 13' 9" x 10' 9" into recess (4.20m x 3.28m) Double glazed window to rear elevation, carpeted, cast iron radiator, period feature fireplace.

MASTER BEDROOM 14' 4" x 16' 7" at widest point (4.38m x 5.07m) Double glazed window to front elevation, carpeted, cast iron radiator, period feature fireplace, period ceiling rose and coving.

EN-SUITE 7' 11" x 3' 10" (2.42m x 1.17m) Shower cubicle with thermostatic shower and rainfall shower head, combined vanity unit housing hand basin and WC, tiled to principal areas and tiled flooring, heated towel rail, under counter storage.

SECOND FLOOR LANDING Doors to all rooms, period dado rail, storage cupboards.

BEDROOM FIVE 11' 10" x 10' 8" (3.63m x 3.26m) Double glazed window to side elevation, carpeted, cast iron radiator.

BATHROOM 5' 9" x 6' 3" (1.76m x 1.91m) Lovely fitted suite comprising 'P' shaped bath with thermostatic central mixer tap and shower attachment, rainfall shower head, pedestal mounted wash basin, low level WC, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to side elevation.

BEDROOM FOUR 14' 2" x 8' 5" (4.34m x 2.58m) Skylight window to side elevation, cast iron radiator, carpeted, eaves storage.

GARDEN Mainly laid to shingle with paved areas and shrub borders, water feature, side pedestrian access, enclosed by brick walls and wooden fencing.



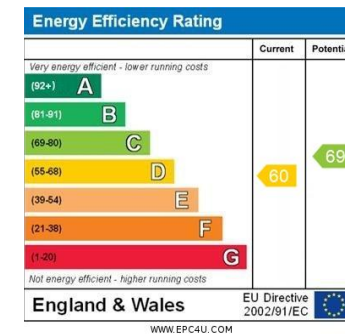
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk