



£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.

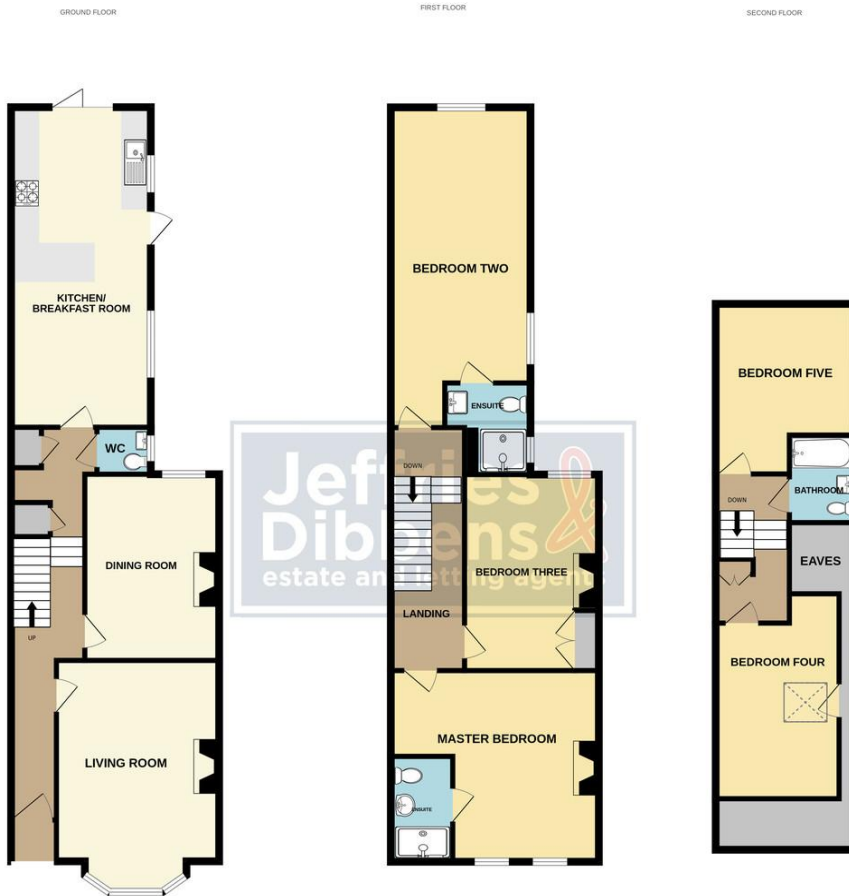
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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



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