

SUBSTANIAL SOUTHSEA HOME! A rare opportunity to purchase one of Southsea's statement family homes located in a sought-after location, just moments away from the seafront. Arranged over three floors and spanning some 2600 sq.ft, the home offers generous rooms throughout. The ground floor consists of a large storm porch, three large reception rooms, fitted kitchen, bathroom suite and utility area. The first floor benefits from three double bedrooms and the family bathroom with separate WC, with the second floor offering three further double bedrooms, modern fitted shower room and kitchenette. A westerly aspect garden with pedestrian access can be found to the rear. The elusive off road parking for two cars is located to the front of the property. Additional benefits include gas central heating and double glazing. Viewings strictly by appointment only, so please arrange this with the Southsea office.















DOUBLE GLAZED FRENCH DOORS Leading into storm porch, Victorian tiled flooring, wooden front door into:-

HALLWAY Victorian skirting boards, carpeted, radiator, under stair storage, stairs to first floor landing.

LOUNGE 18' 11" x 14' 2" (5.78m x 4.32m) Double glazed bay window to front aspect, Victorian skirting boards, carpeted, two radiators, bi-folding doors leading to:-

DINING ROOM 14' 10" x 11' 11" (4.54m x 3.64m) Double glazed window to rear aspect, carpeted, Victorian skirting boards, radiator

BATHROOM Panel endosed bath with electric shower over, WC, wash hand basin, obscure double glazed window, fully tiled.

BREAKFAST ROOM 14' 10" x 11' 5" (4.53m x 3.48m) Double glazed window to side aspect, radiator, carpeted, leading into:-

KITC HEN 11' 6" x 11' 5" (3.53m x 3.48m) Wooden fitted kitchen comprising wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, 'Range' style cooker with stainless steel extractor hood over, integral fridge/freezer, tiled flooring, tiled to principal areas, double glazed window to rear aspect, utility space for washing machine, tumble dryer and wall mounted boiler, double glazed door leading into garden.

FIRST FLOOR LANDING Victorian skirting boards, carpeted, two radiators, stairs to second floor landing.

MASTER BEDROOM 19'3" x 18'6" (5.89m x 5.66m) Double glazed bay window to front aspect, double glazed window to front aspect, radiator, carpeted, Victorian skirting boards

BEDROOM TWO 15 $^{\circ}$ 2" x 11 $^{\circ}$ 10" (4.63m x 3.63m) Double glazed window to rear aspect, carpeted, radiator.

BEDROOM THREE $11'8" \times 11'5"$ (3.56m $\times 3.49m$) Double glazed window to rear aspect, radiator, storage cupboard.

BATHROOM 11'6" x 7'0" (3.52m x 2.14m) Fitted bathroom suite comprising panel endosed bath with electric shower over, pedestal mounted basin, WC, radiator, two obscure double glazed windows to side aspect.

BEDROOM FOUR 11' 8" x 11' 5" (3.56m x 3.49m) Double glazed window to rear aspect, carpeted, radiator.

SECOND FLOOR LANDING

KITCHEN 8' 2" x 7' 1" (2.51m x 2.18m) Range of wall and base level units incorporating roll top work surfaces, stainless steel sink, double glazed window to side aspect.

BATHROOM 8' 0" x 7' 3" (2.45m x 2.23m) Fitted suite comprising quadrant shower cubide with electric shower, WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas.

BEDROOM FIVE 8'6" x 14'7" (2.61 m x 4.46m) Double glazed window to front aspect, radiator, carpeted.

BEDROOM SIX 13'9" x 9'1" (4.20m x 2.77m) Double glazed window to rear aspect, Velux window, radiator, carpeted, storage cupboard.

GARDEN 19' 9" (6.04m) Walled garden with rear pedestrian access, paved and grassed areas.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



LOCAL AUTHORITY

Portsmouth City Council

TENURE

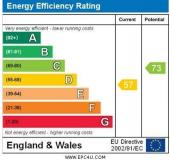
Freehold

COUNCIL TAX BAND

Band E

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 meas u rements



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