



£560,000
116 St. James's Road
Southsea, PO5 4JA

STUNNING THREE BEDROOM HOME! This impressive townhouse is situated in one of Southsea's most requested Conservation Areas and can be found along St. James' Road. The property which spans over 1300sq.ft of living space, has been meticulously renovated by the current owners to create a home which offers contemporary style and classic charm throughout. Two double bedrooms can be found on the top floor, with the master bedroom and stunning family bathroom suite with freestanding 'boat' bath and double countertop vanity unit. The ground floor offers an open plan living room with herringbone flooring, with the lower floor benefitting from an exquisite kitchen/breakfast room with a 'Wren' kitchen, an island with breakfast bar, fitted appliances, exposed brick feature walls and double doors which lead onto a westerly aspect garden with rear access. A truly stunning home which can only be appreciated via 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 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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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