

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



**53 Liss Road, Southsea, PO4 8AS**  
**Asking price £430,000**

**\*\* BEAUTIFUL PERIOD PROPERTY IN POPULAR SOUTHSEA LOCATION \*\***

We are thrilled to bring to market this stunning family home in a highly requested part of Southsea, this 4 bedroom terraced home with accommodation over 3 floors comes with open plan living, four double bedrooms, and beautifully decorated throughout. As you step inside, you'll be blown away by the size of the accommodation on offer. The front lounge provides a formal and relaxing space with a working fire place as a feature point of the room, to the back of the property is an open plan kitchen / diner / family room which delivers the backdrop for family time and entertaining. Bifold doors open onto a garden comprising of patio and astro turf. Downstairs also benefits from a downstairs W/C.

The upper floor accommodation is arranged over two levels with four double bedrooms. All are bright and airy, incorporating original features. The bathroom benefits from a bath and walk in shower. The master bedroom upstairs has plumbing for an ensuite however is currently being used as a walk in wardrobe.

Throughout the property is gas central heating with double glazing on the sash windows with fitted shutter blinds throughout.

The location is highly sought after, close to a number of sought after schools, parks and is a short walk to the seafront. With an abundance of period features complimented by a fresh modern feel throughout, this really is an exceptional home to be proud of. Must be viewed to be fully appreciated.

Agent Note

Under the terms of The Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee of Arden & Way

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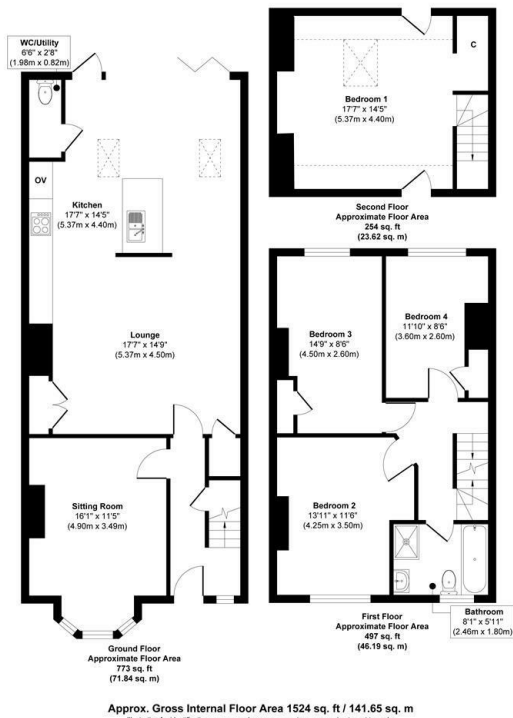
[www.ardenway.co.uk](http://www.ardenway.co.uk)

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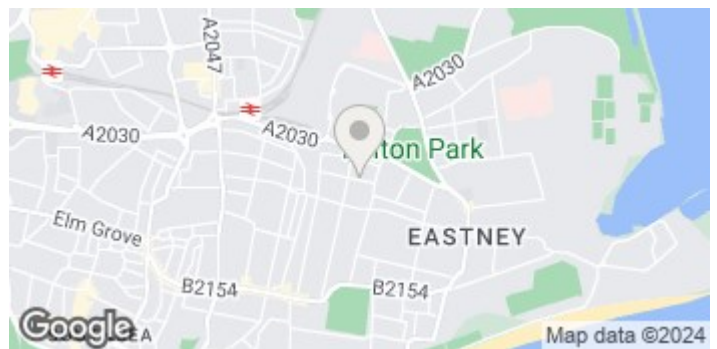


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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