



Wilson Grove,

£485,000



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Wilson Grove, Southsea, Hampshire

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This superb house has just about everything you could ask for! Now I am sure you are desperate to know more so we will tell you! Firstly the location, its a great spot, well off the beaten track yet only yards from the Kings theatre and heart of Southsea, in fact it also enjoys a lovely aspect/view down Inglis/Chelsea Road it really must be seen! Anyhow on we go, it also enjoys well laid out contemporary accommodation, gardens to three sides, two bathrooms and wait for it.....yes the holy grail of any home in Southsea....A whacking great big double garage! In summary the home offers the open plan style sitting/dining room, separate kitchen, a ground floor cloakroom, four bedrooms and two bathrooms. Modern benefits include a gas central heating system and double glazing. Another feature of the home is the abundance of natural light, perhaps courtesy of its large windows and gardens to three sides. In summary we feel this is a compelling opportunity to acquire a substantial home plus garaging in the heart of Southsea!

ENTRANCE HALL

Tile floor and useful storage.

CLOAKROOM/WC

Window to front elevation, low level W/C and contemporary vanity wash hand basin.

SITTING/DINING ROOM

A vast room with many options to arrange the furniture as you see fit. Though technically a through sitting dining room both parts feel distinctively different. The sitting area enjoys a large window to the front elevation, radiator and stairs to first floor. The dining area has plenty of space for a large dining room table and chairs plus two sets of patio doors.

KITCHEN

A great range of base and eye level units under roll edge worksurfaces, one and half sink unit, striking tile floor, space and plumbing for washing machine, cooker point, plus several

spaces for fridge/freezer. Radiator and window/door to garden.

FIRST FLOOR LANDING

Window to side elevation. Doors off;

BEDROOM 1

Large window to front elevation, radiator and built in wardrobes.

BEDROOM 2

Built in wardrobes, radiator and window to rear elevation.

BEDROOM 3

Stairs rising to the top bedroom, as such this room could be utilised as an office or dressing room to the bedroom above. Radiator and window to rear.

BATHROOM

Tile floor and heated towel rail. Panel enclosed bath with shower over, low level W/C and wash hand basin.

BEDROOM 4

A great room of serious size! Two large velux style windows to rear and radiator. Eaves storage.

BATHROOM

Enclosed shower cubicle, low level W/C and wash hand basin. Tile floor.

REAR GARDEN

The gardens are another real feature of the home, including the front it offers space to three sides. The most impressive part faces south and benefits from extensive patio and decking. Plus numerous tall shrubs and plants giving a real leafy feel. Rear pedestrian access leading to the garage.

DOUBLE GARAGE

DIRECTIONS

For your satnav use PO5 1PD.

COUNCIL TAX BAND

The property is band E.

AGENTS NOTE

Please note bedroom 4 and the additional bathroom form part of a loft conversion. This work was completed before our current owners

bought the house. For further details please contact the office.

FLOORPLAN



For full EPC please contact the branch



