



30 Campbell Road, Southsea

Offers in Region of £650,000

 **chinneckshaw**

The logo for Chinneck Shaw estate agents. It features a stylized graphic of four horizontal bars of increasing height, with the first bar being green and the others dark blue. To the right of the graphic, the word "chinneckshaw" is written in a bold, sans-serif font. The "chinneck" part is in dark blue, and "shaw" is in green.



30 Campbell Road, Southsea

Spacious & Versatile Family Home

Located in sought after Southsea, close to shops, cafés, bars, and restaurants, this charming family home offers exceptional space and flexibility. A large walled courtyard to the front provides off-road parking. Steps lead to the entrance porch and hallway with wooden flooring.

The elegant front living room features a bay window, high ceilings, coving, and a wooden fireplace.

Another spacious living area leads to a modern kitchen with dual-aspect windows, a double oven, and space for appliances.

The first floor hosts the main bedroom with an en-suite bathroom, a second large double bedroom, and a separate family bathroom. The second floor features two bright bedrooms with excellent storage.

The lower ground floor offers versatile space, including a living room, a second kitchen/breakfast room, utility area, and a shower room. The rear garden offers mature shrubs, stylish fencing, and outdoor entertaining space.

Early viewing is highly recommended!

Material Information

• Tenure: Freehold • Council Tax: Band E • Electricity: Mains Supply • Heating: Gas central heating • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off road • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





Approximate total area⁽¹⁾

2094.03 ft²

194.54 m²



Reduced headroom

104.57 ft²

9.71 m²

Floor 1



Floor 2

Floor 3

(1) Excluding balconies and terraces

Reduced headroom

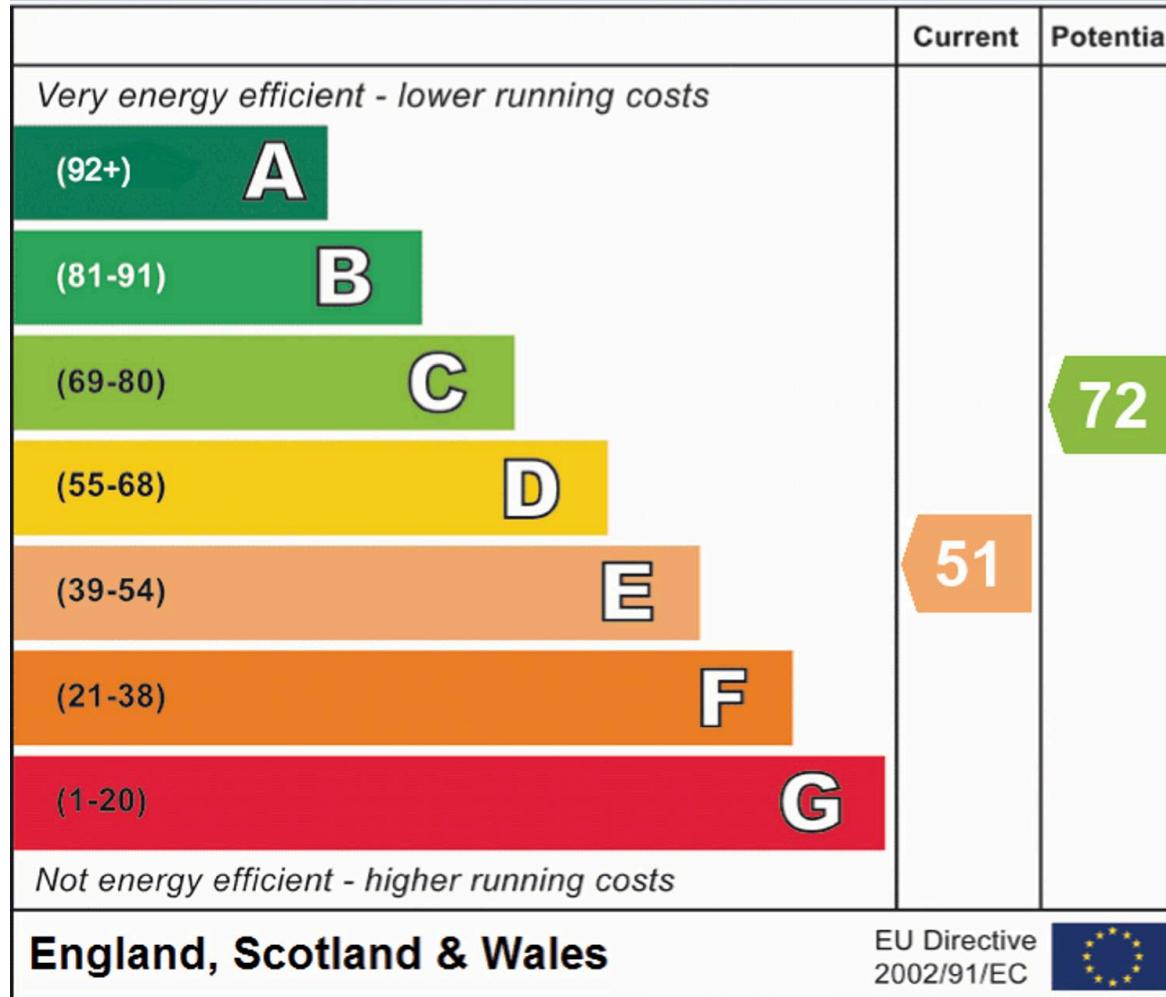
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



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