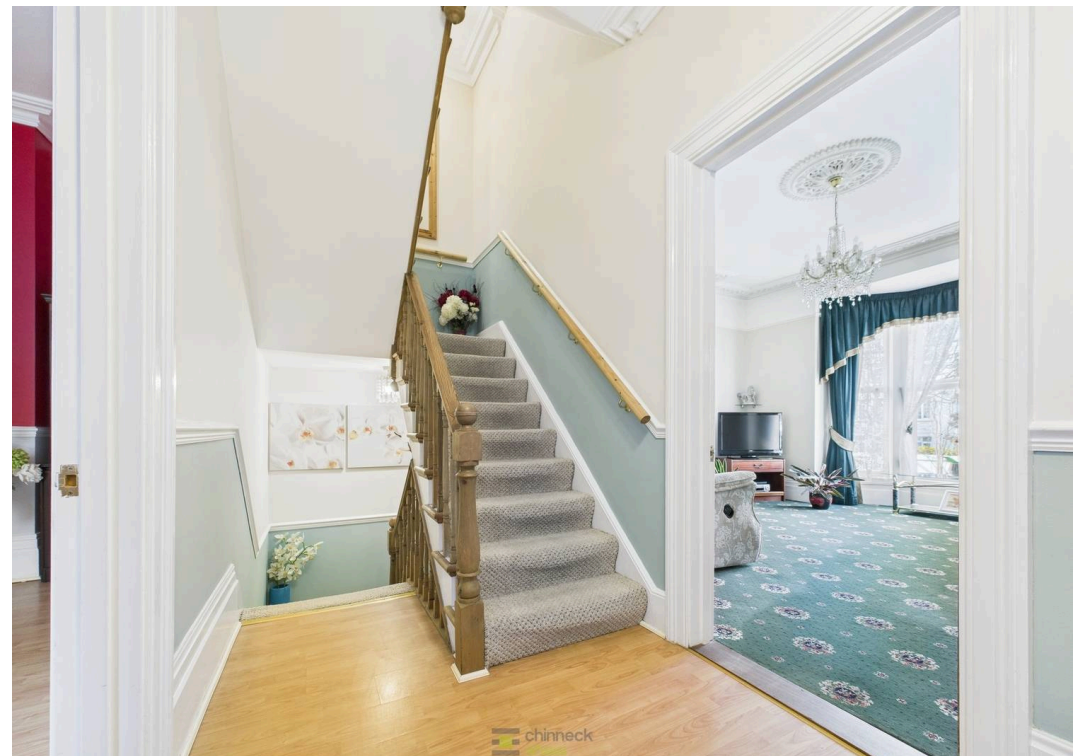
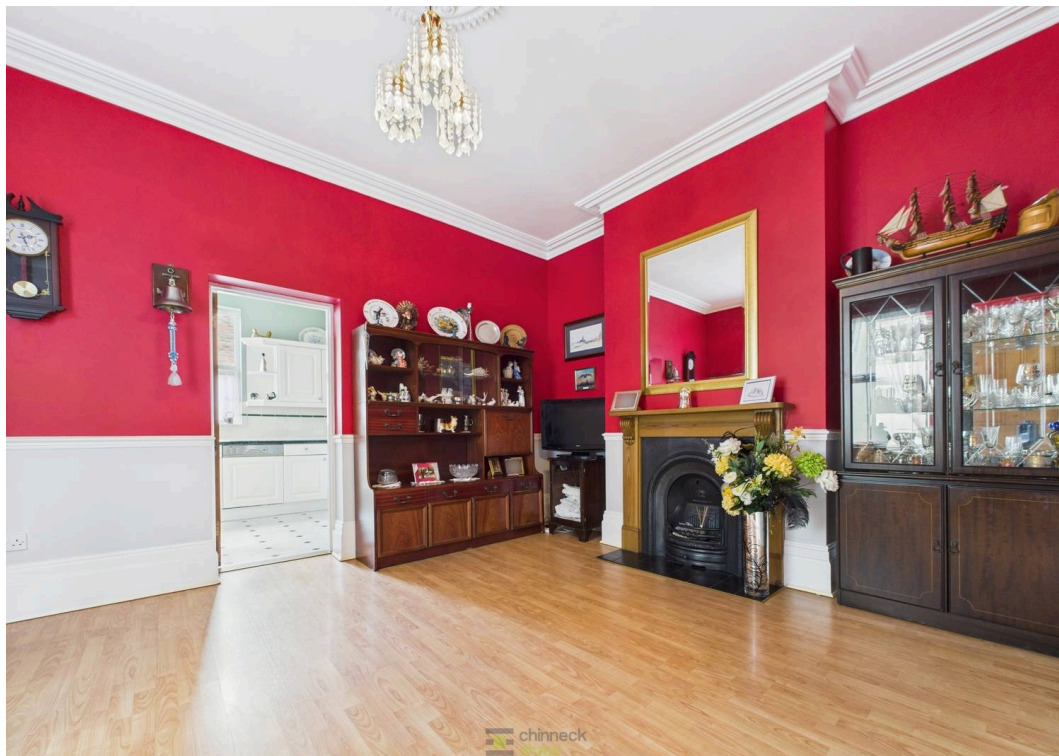




30 Campbell Road, Southsea

Offers in Region of £650,000

 chinneckshaw



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.

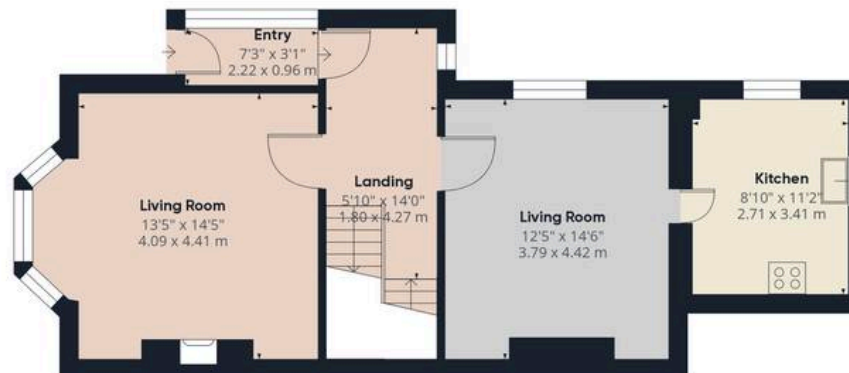
Early viewing is highly recommended!

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

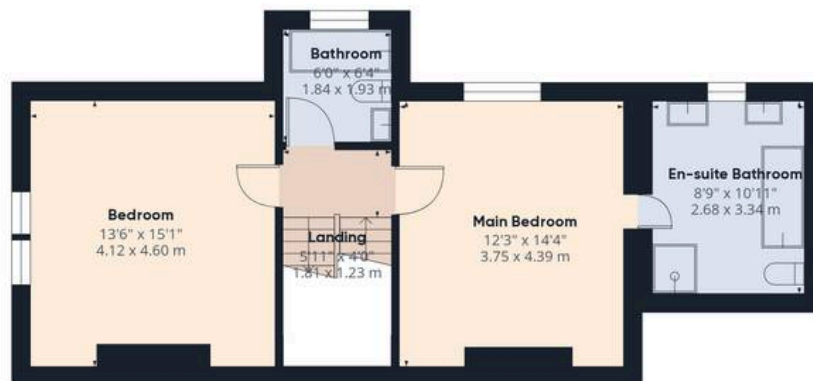




Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2094.03 ft²
194.54 m²

Reduced headroom

104.57 ft²
9.71 m²

(1) Excluding balconies and terraces

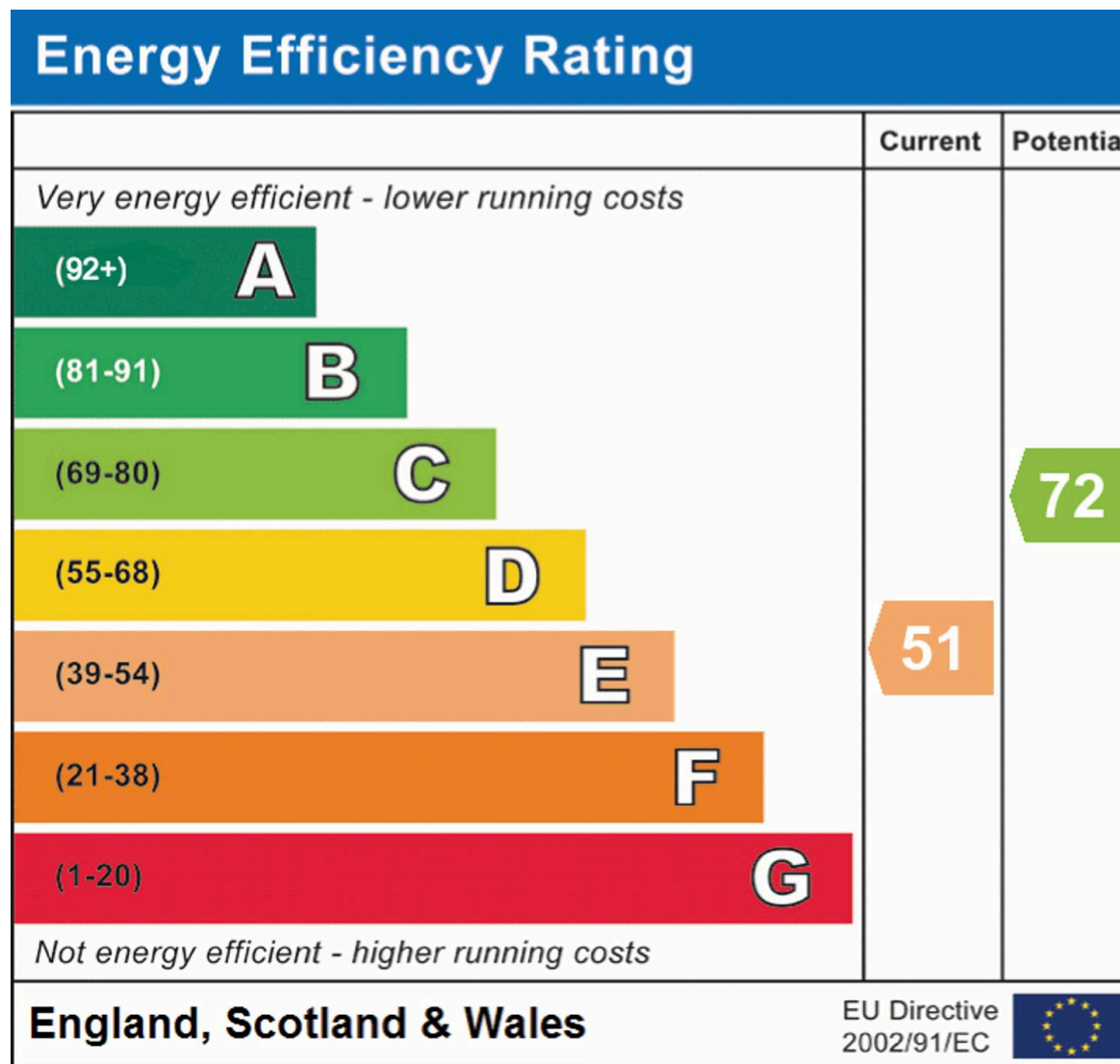
Reduced headroom

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



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