

MERTON HOUSE

MERTON ROAD | SOUTHSEA | PO5 2AE



£325,000
Share of Freehold

- Beautifully Presented First Floor Apartment
- Excellent Central Southsea Location
- Refurbished Interior to High Standard
- Two Double Bedrooms : Two En-suite Bath/Showers
- Twin Aspect Living/Dining Room : Cloak/Laundry Room
- Luxurious Bespoke Kitchen with Integrated appliances
- Gas Central Heating and Double Glazing
- Detached Garage Plus additional Parking Bay



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In Brief

Fry & Kent has pleasure in marketing for sale this beautifully appointed two-bedroom apartment situated on the first floor of this imposing Victorian detached residence located within the highly requested Owens conservation area of Southsea.

Perfectly situated only a short walk to the main shopping precinct, seafront and with the many bars, cafes and restaurants, you have everything Southsea has to offer, right on your doorstep.

We are selling for the first owner since the property was fully refurbished to a high standard throughout and now believe the home must be seen to be appreciated.

At almost 850 sq.ft (78.5 sq.m), the spacious layout comprises; entrance hall, cloak/laundry room, twin aspect living/dining room with period fireplace, luxurious bespoke kitchen complete with integrated oven, 5-burner hob, extractor fan, dishwasher, microwave and washing machine and two double bedrooms both with quality en-suite bath/shower rooms with underfloor heating.

The apartment also benefits from gas central heating and double glazing throughout. Externally, the pillared driveway entrance leads to a detached garage, allocated parking bay plus visitor parking. Your earliest inspection is strongly recommended.

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KEY FACTS

TENURE: Share of Freehold

GROUND RENT: Nil

SERVICE CHARGE: tbc



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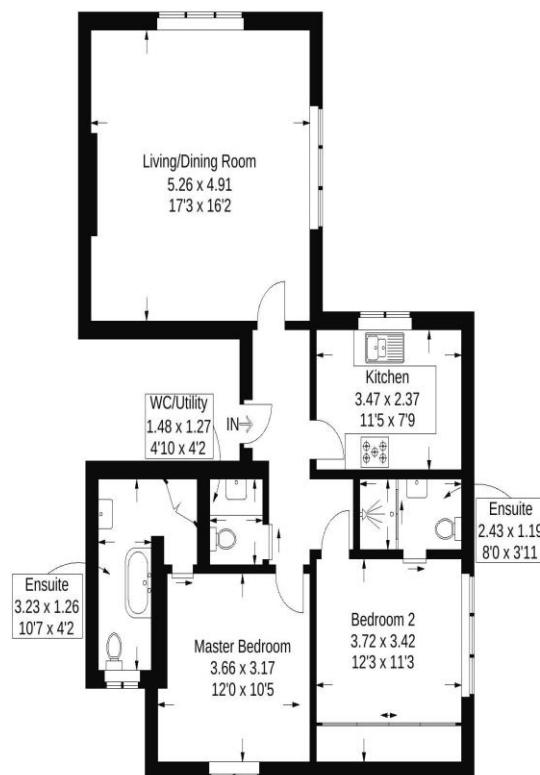




fry&kent
the property people

Merton House, Merton Road, Southsea

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



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