



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.

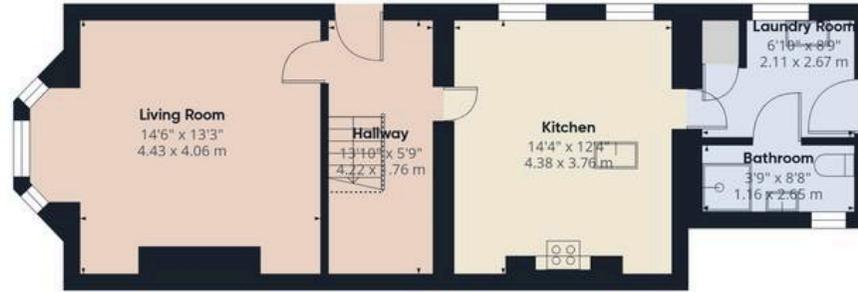
Another spacious living area leads to a modern kitchen with dual-aspect windows, a double oven, and space for appliances.

The first floor hosts the main bedroom with an ensuite 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.

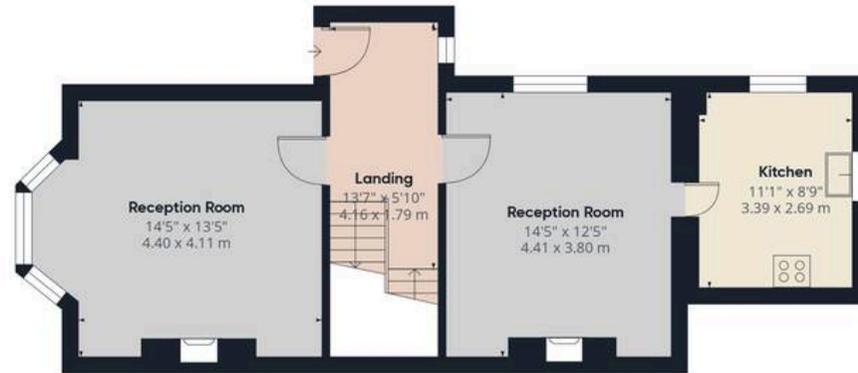
Early viewing is highly recommended!

**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





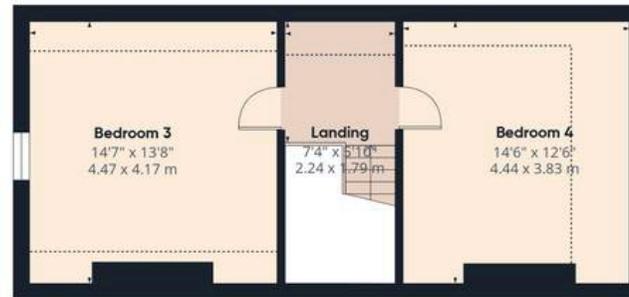
Ground Floor



Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

2047 ft<sup>2</sup>

190.1 m<sup>2</sup>

**Reduced headroom**

120 ft<sup>2</sup>

11.2 m<sup>2</sup>

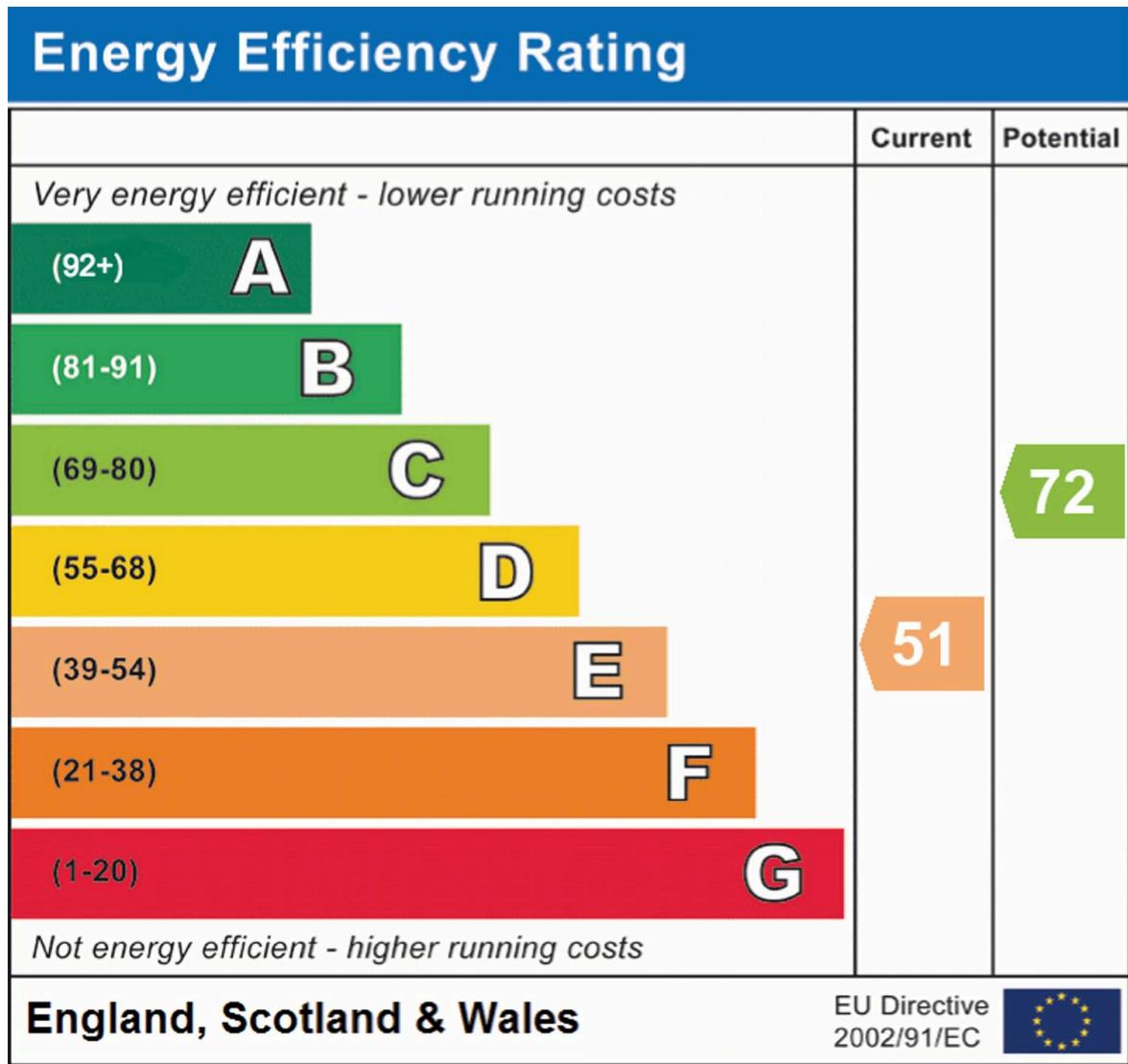
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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