



## 6 LIVINGSTONE ROAD

**SOUTHSEA, PO5 1RT**

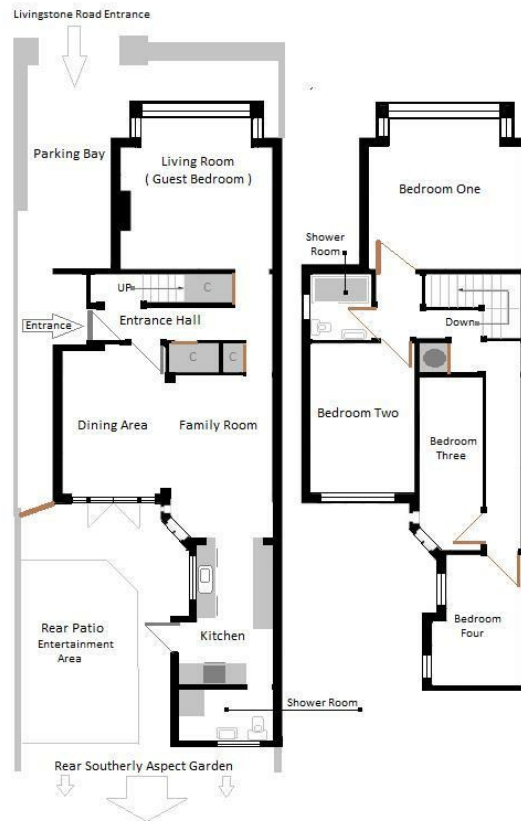
**£799,995**  
**FREEHOLD**

Located within the requested conservation area of Central Southsea this post war, circa 1958 semi detached house has been modernised by the present owners blending period architecture with contemporary styling offering a modern open plan family living space with a high emphasis on family entertainment. The accommodation offers to the ground floor a front reception room ( presently utilised as a guest bedroom ) dining room with direct access and views of the garden, the room is open plan to the family room which is in-turn open plan to the modern fitted kitchen. Ground floor shower room serving this level and a first floor shower room serving the four upper floor double bedrooms.. Features include off road parking for one to two cars and side pedestrian access to the rear landscaped southerly aspect mature garden. The property can be offered with vacant possession. Internal viewing essential to fully appreciate the size and layout of the accommodation





This Floor Plan Is Not Drawn To Scale & Is For Guidance Purposes Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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