

# BRADING AVENUE

SOUTHSEA | HAMPSHIRE | PO4 9QJ



£729,995

Freehold

- Outstanding Four Bedroom Home
- Lounge With Feature Fireplace
- Kitchen/Family Room/Dining Room
- Spacious Top Floor Bedroom Suite
- Extensively Renovated & Improved
- Family Bathroom Plus En-suite
- Utility Room & Downstairs Cloakroom
- Located Off Eastern Parade & Seafront





## In Brief

This expansive property is located over Three floors, offering a total of 204 square meters of living space. The home boasts Four bedrooms, including the generous Top Floor bedroom of 29 square meters, and there is an En-suite Plus Family Bathroom and Cloakroom on the Ground Floor.

The ground floor (89 sq m) features a welcoming entrance with a distinctive tiled floor and leaded glass door, leading to a comfortable living room with a fireplace whilst to the rear there is a breathtaking Kitchen/Family room/Dining area with Modern kitchen with wooden countertops is complemented by the 'L' return Glazed doors that fold back completely allowing full access to the landscaped patio garden .

The first floor provides access to Three Bedrooms and the luxury four piece family Bathroom suite. The second floor landing opens onto the spacious

Top Floor Bedroom that has dual aspect windows and En-suite shower room whilst from the landing there is access to a handy eaves storage area. Throughout the home, large windows allow natural light to flood the rooms, enhancing the sense of space.

The property also includes a utility room for added convenience. Outside, a paved patio area with garden furniture provides an ideal spot for alfresco dining, surrounded by lush plants and flowers.

This property combines spacious living areas with modern amenities, creating a comfortable and versatile living environment suitable for families or those who enjoy entertaining and located Off Eastern Parade and the Seafront provides an enviable location.

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'F'



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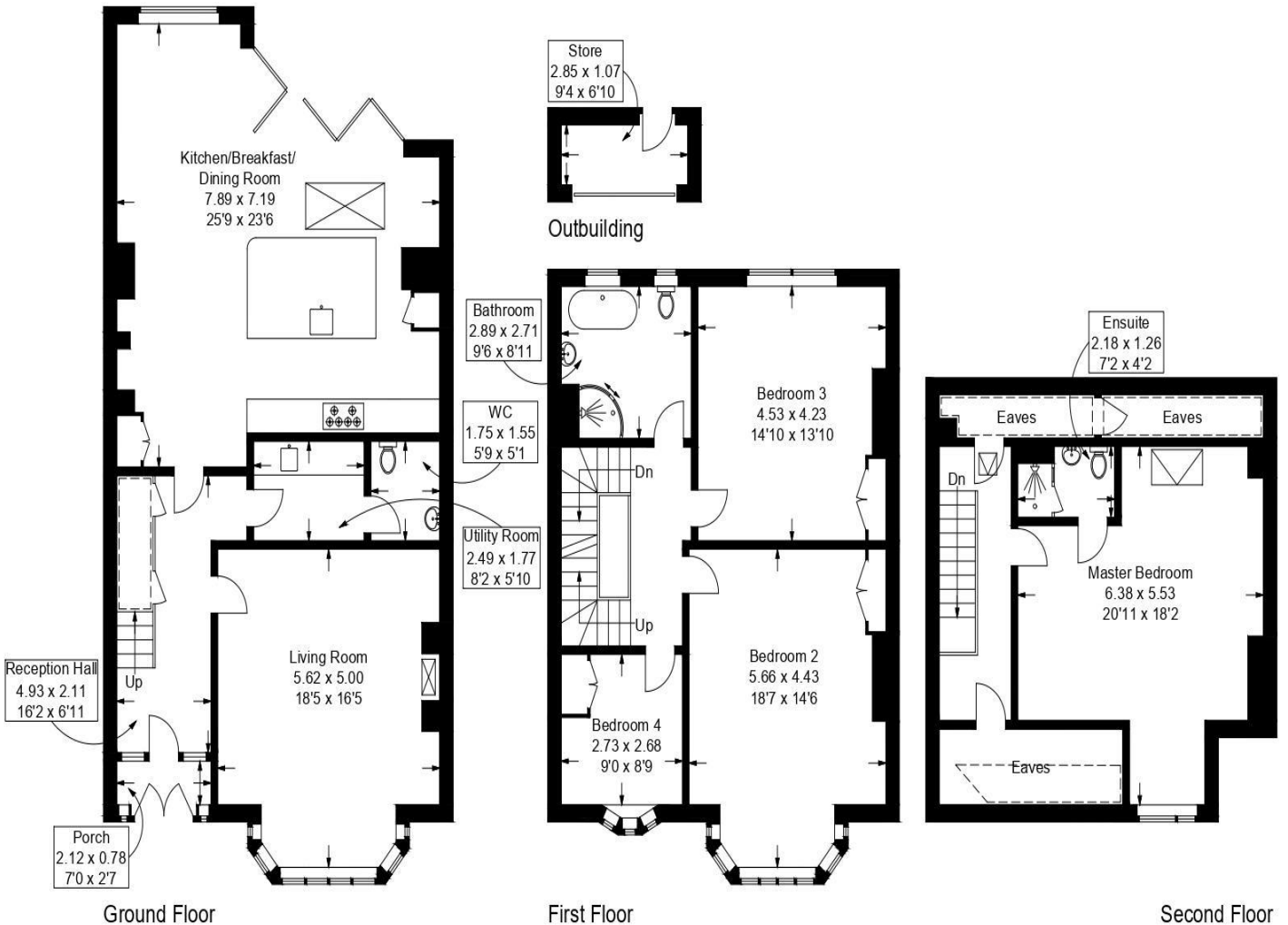


## Brading Avenue, Southsea

Approximate Gross Internal Area = 261.2 sq m / 2327 sq ft

Outbuilding = 3.6 sq m / 39 sq ft

Total = 219.8 sq m / 2366 sq ft



= Reduced headroom below 1.5m / 5'0"

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.

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