





Auckland Road East, Southsea PO5 2HD

fox & sons

welcome to

Auckland Road East, Southsea

Fox & Sons welcome to the market this 6 bedroom, 5 bathroom period feature family home. This is a must see property, call us in branch today to view!

Entrance Hall
Fireplace

Cellar
Irregular Shaped Room 26' 3" x 9' 6" (8.00m x 2.90m)
Tiled flooring, brick walls.

Dining Room
11' 6" x 12' 10" (3.51m x 3.91m)
Wood flooring, double doors to the garden, radiator, fireplace,, double glazed front window.

Kitchen
10' 1" x 26' 2" (3.07m x 7.98m)
Two fridge/freezers, tiled flooring, sink and basin, induction hob, integrated dish washer, two ovens, boiler located in a built in cupboard, integrated shin machine, and tumble dryer, door through to downstairs WC, double glazed single window, double doors to the garden, smooth walls and ceiling, radiator.

Downstairs WC
WC, basin, tiled flooring, smooth walls, heated towel rail.

En-Suite
Walk in shower, c, radiator, built in basin with storage, long privacy window over basin, storage under, marble tile floor half wall.

Bedroom One
11' 9" x 12' 10" (3.58m x 3.91m)
Carpet, smooth walls and ceiling, spot lighting, radiator, double glazed front bay window, built in wardrobe. Door to the En-Suite.

Bedroom Two
10' 2" x 11' 7" (3.10m x 3.53m)
Carpet, long double glazed window, double glazed side window, radiator, door leading to en-suite.

En-Suite
Walk in shower, marble tiles half wall, WC, basin, storage over sink, double glazed side window.

Bedroom Three (ground Floor)
11' 6" x 12' 10" (3.51m x 3.91m)
Carpet, double glazed rear window, fire place, smooth walls and ceiling, radiator.

En-Suite
Marble tiles half wall, walk in shower, WC, hanging basin, tiled flooring, radiator, extractor fan, double glazed side window.

Bedroom Four
10' 2" x 13' 3" (3.10m x 4.04m)
Carpet, radiator, double glazed side window, doors to the en-suite.

Family Bathroom
WC, tiled flooring, marble tiles, splash back, hanging basin, heated towel rail, radiator, bath with free standing shower, over sink storage, two double glazed side windows.

Lounge Third Floor
14' 10" x 11' 4" (4.52m x 3.45m)
Carpet, fire place, double glazed rear window, loft access, smooth walls and ceiling, slanted ceiling.

Bathroom
Shower, sink, WC, marble walls and floor.

Bedroom Five
12' 11" x 8' 10" (3.94m x 2.69m)
Carpet, double glazed front window, radiator, smooth walls and ceiling, slanted walls.

Bedroom Six
8' 7" x 12' 8" (2.62m x 3.86m)
Carpet, double glazed window to the front, fire place, radiator, smooth walls and ceiling.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Auckland Road East,

Southsea

- GRAND PERIOD TERRACED HOME
- BEAUTIFULLY RENOVATED WITH MODERN FIXTURES AND FITTINGS
- BAY-FRONTED LIVING ROOM
- RETAINED PERIOD FEATURES THROUGHOUT
- CONTEMPORARY KITCHEN

Tenure: Freehold EPC Rating: D
Council Tax Band: F



£470,000

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The Property Ombudsman

Property Ref:
SOS106124 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.