NESBITT & SONS
ESTATE AGENTS

# 2 St. Georges Terrace St. Georges Road, Southsea, PO4 9QS

## Guide price £550,000

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Welcome to St George's Terrace on the charming St. Georges Road in Southsea, this superb semi-detached townhouse offers a delightful blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families or those seeking extra space. The master bedroom is particularly impressive, featuring stunning sea views and an en-suite bathroom, providing a private retreat to unwind.

The ground floor boasts two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

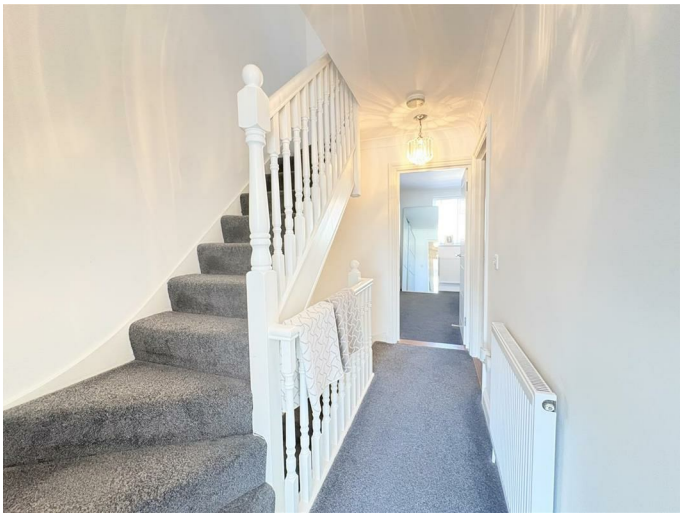
Entrance Hall

Open Plan Kitchen / Diner 19'8 x 10'10 (5.99m x 3.30m)

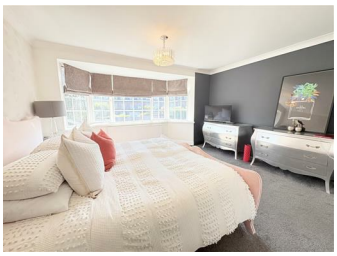
Living Room 14'6 x 12'6 (4.42m x 3.81m)

Cloakroom

First Floor Landing



Master Bedroom 13'2 into bay x 13'4 (4.01m into bay x 4.06m)



En-Suite 7'2 x 5'10 (2.18m x 1.78m)

Bedroom Four 13'9 x 10'10 (4.19m x 3.30m)

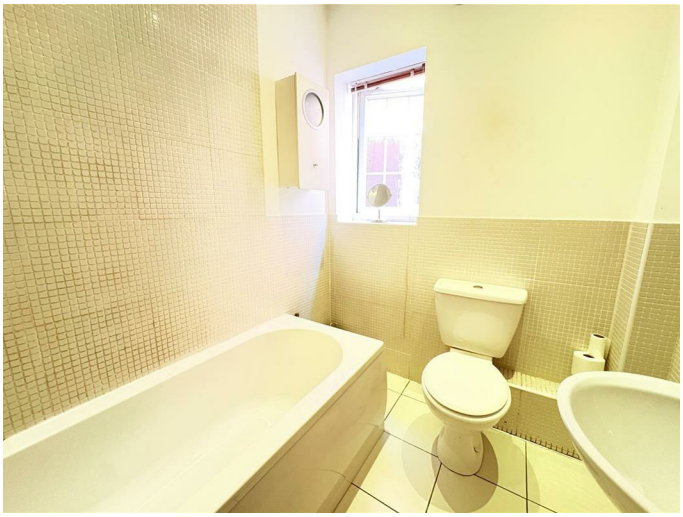
Utility Room 7'2 x 5'1 (2.18m x 1.55m)

Second Floor Landing

Bedroom Two 14'10 x 13'9 (4.52m x 4.19m)

Bedroom Three 13'10 x 10'8 (4.22m x 3.25m)

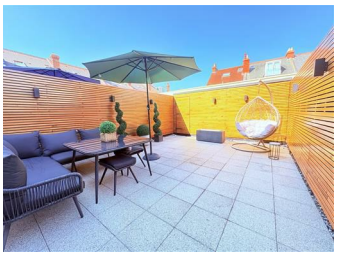
Family Bathroom 7'2 x 5'11 (2.18m x 1.80m)



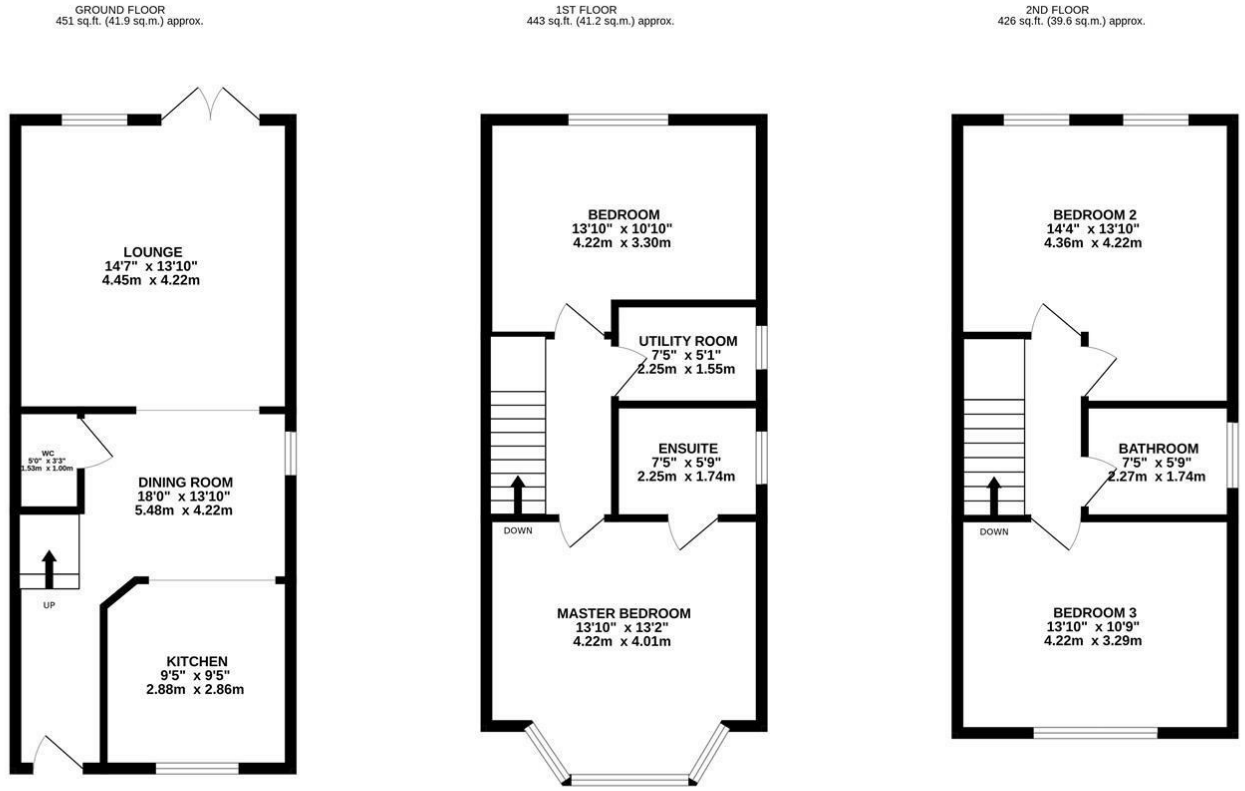
Outside

Driveway

Garden



## Floor Plan




4 BEDROOM TOWN HOUSE

TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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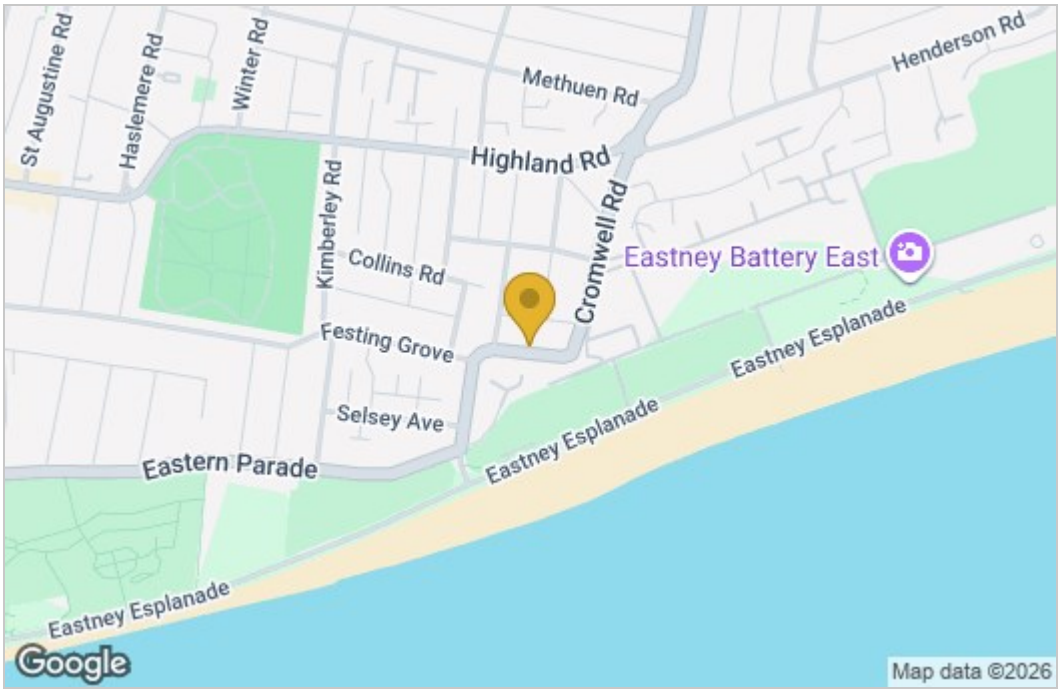
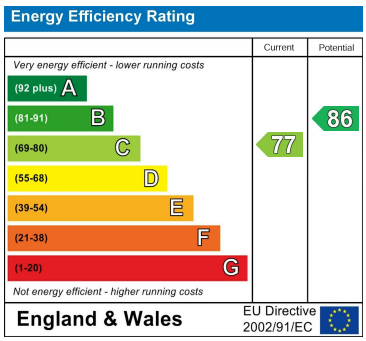
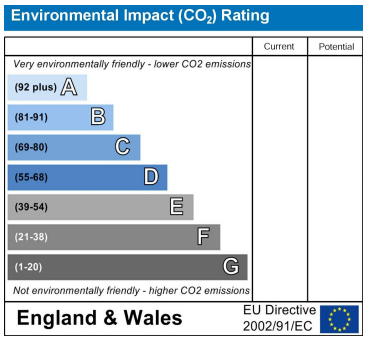
## Area Map




## Energy Efficiency Graph

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