

# ALBERT GROVE

SOUTHSEA | HAMPSHIRE | PO5 1NG



£1,350,000

- Outstanding Renovated Detached Home
- Lounge, Dining Room, Kitchen/Family Room
- Master Bedroom /Dressing Room/En-suite
- Three Family Bathroom/Shower Rooms
- Enclosed Rear Garden With Dual Access
- Lower Ground Floor Playroom/Basement
- Excellent Central Location for Amenities
- Detached Garage & Off Road Parking



## In Brief

Fry & Kent are delighted to offer for sale this substantial and character detached Victorian villa, ideally situated in the heart of Central Southsea. This captivating period home provides generous and versatile accommodation, perfectly suited to modern family living while retaining many attractive original features. The property welcomes you via an impressive entrance vestibule leading into a spacious hallway. The ground floor comprises a beautiful dining/drawing room with a striking bay window, a comfortable family room, and a superb open-plan kitchen/breakfast room fitted with bespoke units, creating an ideal space for both everyday living and entertaining. The upper floors provide six well-proportioned bedrooms, including an impressive principal suite benefitting from a dressing room fitted with Sharps bespoke cabinetry. The property is further complemented by newly installed bathroom facilities, including a contemporary family bathroom and separate shower room. Externally, the property benefits from a driveway providing convenient off-road parking, a garage, and a private walled rear garden which has been thoughtfully landscaped. The garden is further enhanced by a Markilux awning, creating an excellent space for outdoor dining and relaxation. The home has also been enhanced with a number of modern improvements including a recently installed boiler, an Aquatiere water filtration system, and an EV charging point. The quality and attention to detail that has been lavished on this property by the current owners should not be underestimated, they've created a luxury contemporary family home that both embraces modern aspects of life whilst acknowledging the rich heritage this home has to offer. Early viewing is highly recommended to fully appreciate the generous accommodation, period character, and prime location this impressive home has to offer.

£1,350,000

### KEY FACTS

TENURE: Freehold

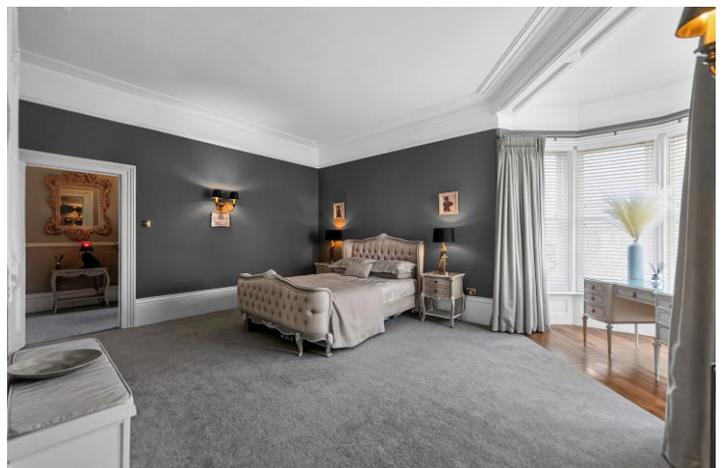
COUNCIL TAX BAND: G

EPC RATING: TBC



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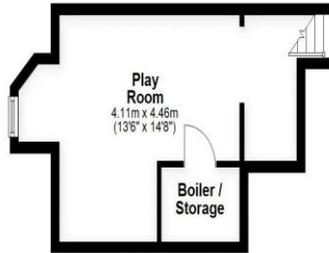
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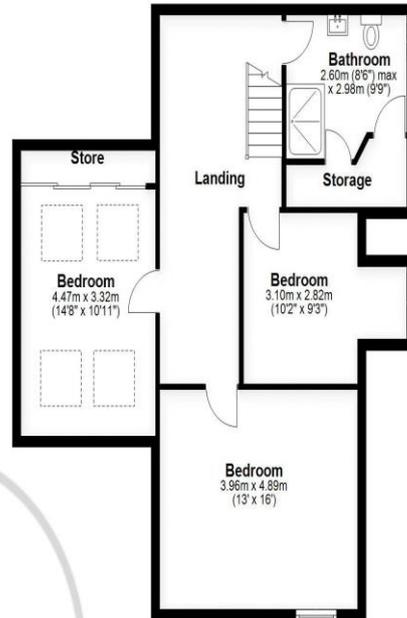


fry&kent  
the property people

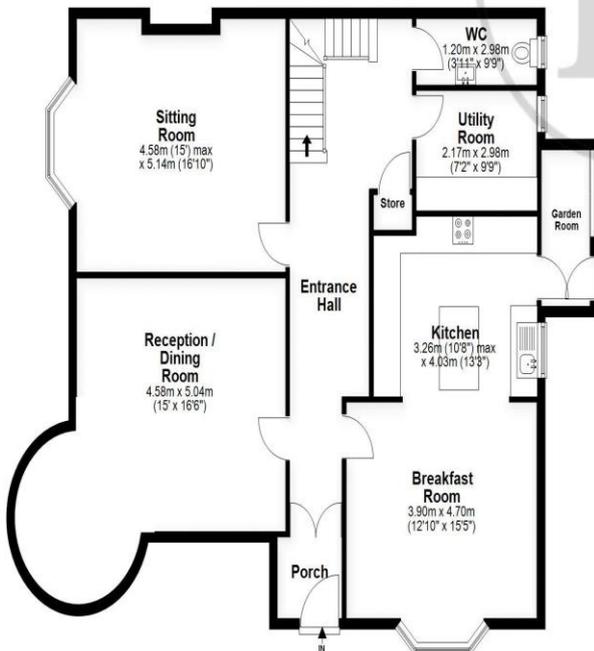
Basement



Second Floor



Ground Floor



First Floor



Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
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Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
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[www.fryandkent.com](http://www.fryandkent.com)



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