

# FRENSHAM ROAD

SOUTHSEA | HAMPSHIRE | PO4 8AG



£349,950  
Freehold

- Traditional Victorian Terrace House
- Walking Distance to Local Train Stations
- Modern Kitchen with Exposed Brickwork
- Upstairs Bathroom : Downstairs WC
- Three Double Bedrooms
- Gas Central Heating : West Facing Rear Garden
- Offered with No Forward Chain
- Viewing Advised!

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## In Brief

This traditional Victorian property offers a harmonious blend of period charm and modern comfort across its 109m<sup>2</sup>. The two-story layout comprises three bedrooms, family bathroom, downstairs WC, and a variety of living spaces that cater to both family life and entertaining. The ground floor, spanning 54.0 m<sup>2</sup>, includes a bright living room with a bay window, feature fireplace, and original wooden flooring. The kitchen is a standout feature, boasting exposed brick walls, characterful cabinetry, and a dining area that opens onto the garden. A conservatory adds extra living space and provides a seamless transition to the outdoors. The bathroom is tastefully updated featuring a modern shower-over-bath setup and decorative tiling. Throughout the home, period details such as high ceilings with decorative moldings, wooden doors, and original fireplaces are beautifully preserved. These classic elements are complemented by contemporary touches, creating an eclectic yet cohesive aesthetic. The property also includes a utility room and two hallways, ensuring practical living arrangements. Outside, the garden offers a tranquil retreat with artificial grass for easy maintenance. This home's thoughtful design maximizes space and light, creating a warm and inviting atmosphere that seamlessly blends historical character with modern functionality.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'B'





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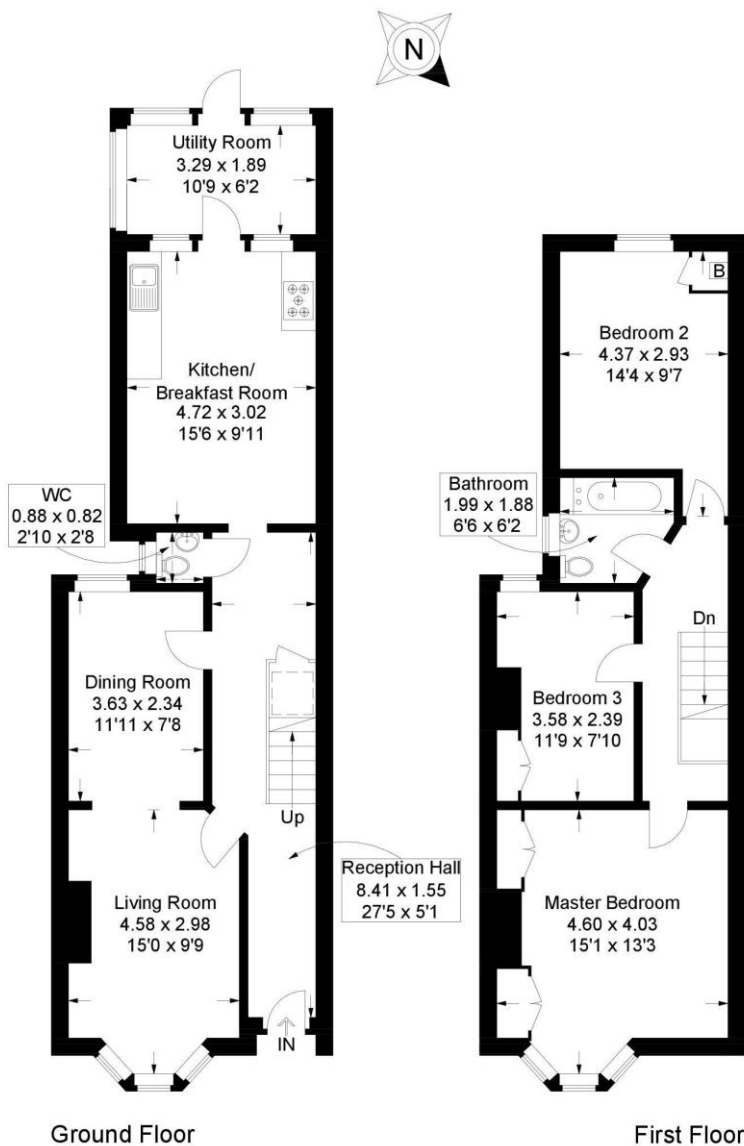
## Frensham Road, Southsea

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 109.3 sq m / 1176 sq ft



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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