

# BAILEYS ROAD

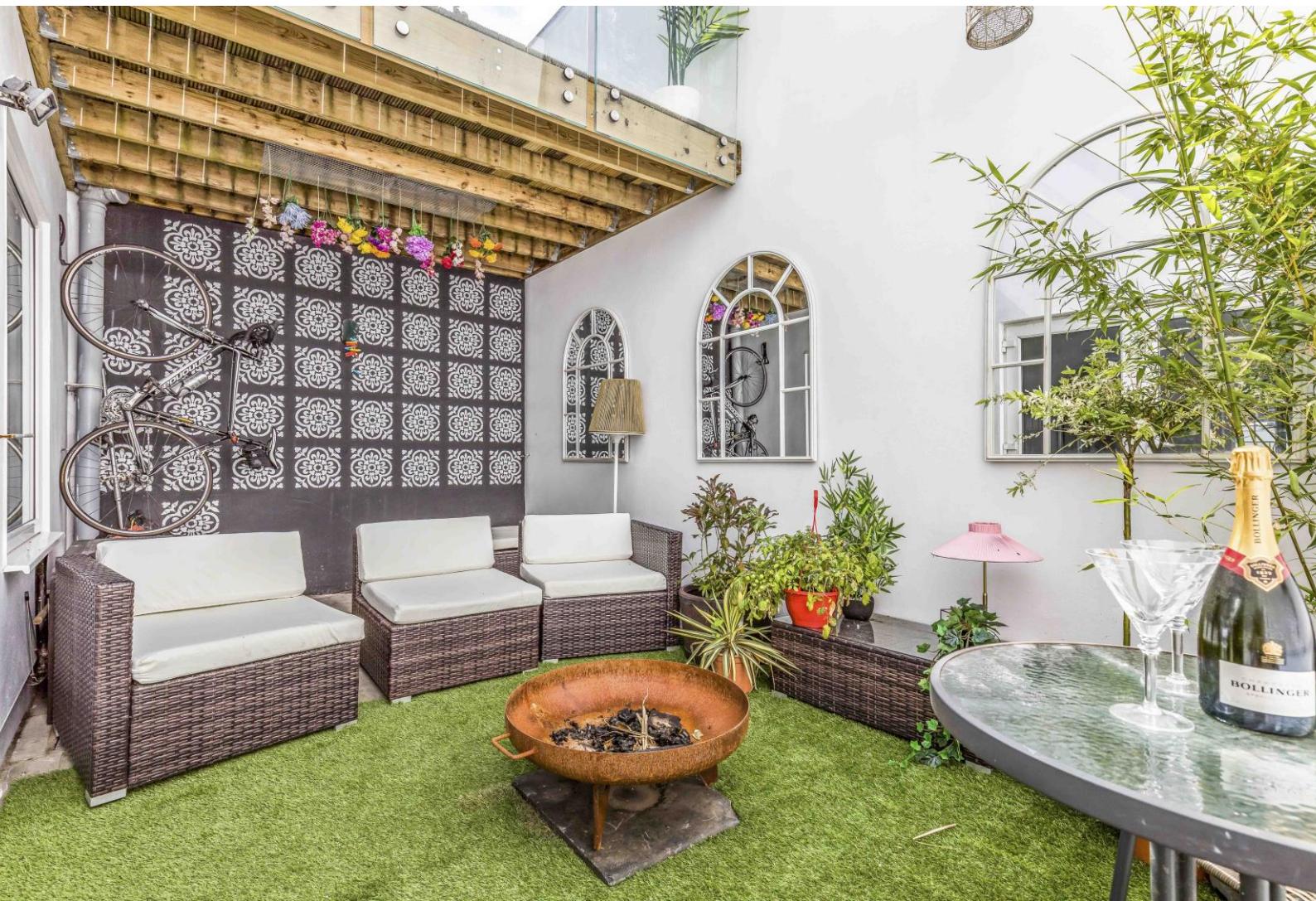
SOUTHSEA | PO5 1EA



£300,000

Freehold

- Detached Former Blacksmith Workshop
- Charming Three Bedroom Interior
- Convenient Location North of Albert Road
- Spacious Open Plan Living/Dining/Kitchen
- Modern Bathroom & Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Secluded Courtyard and First Floor Sun Terrace
- Rare Opportunity not to be Missed!



## In Brief

Fry & Kent has pleasure in marketing for sale this **CHARMING** Victorian former Blacksmith Workshop converted into a **UNIQUE** residence located just north of the popular Albert Road district of Southsea convenient to nearby shopping and the many bars and restaurants associated with this highly requested area. The property is also perfectly situated within a short walk of a main line railway service to London (Waterloo) along with local transport to most parts of the city.

Upon entering the property, you will find an entrance hall with stairs leading to the first floor which features a cleverly designed bookcase with ladder, cloakroom and doorway to a deceptively spacious **OPEN PLAN** living/dining room/kitchen with double glazed doors opening on to a **SECLUDED** courtyard ideal for Al Fresco dining or just relaxing through the summer evenings. The kitchen includes an integrated oven and hob. The first floor features **THREE BEDROOMS** and a bathroom although bedroom 3 is currently used as a home office which leads onto a **SUN TERRACE** enjoying a southerly aspect.

The property benefits from gas central heating plus double glazing throughout and without doubt is One of a Kind. Therefore, early viewing is strongly recommended to avoid disappointment.

**£300,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'C'







fry&kent  
the property people

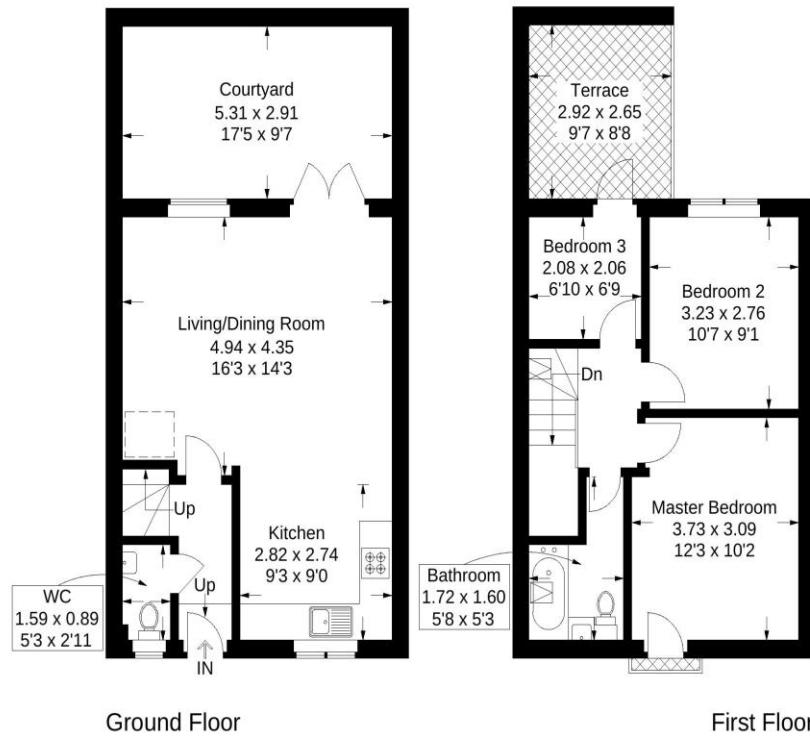
## Baileys Road, Southsea

Approximate Gross Internal Area = 87 sq m / 936 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.7 sq m / 8 sq ft

Total = 87.7 sq m / 944 sq ft



Ground Floor

First Floor

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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