

# SUSSEX ROAD

SOUTHSEA | HAMPSHIRE | PO5 3EX



£650,000

Freehold

- Beautifully presented Period Town House
- Sought-after Conservation Area
- Bifolding Doors opening out to a garden
- Kitchen Diner complete with Utility Room
- Versatile living spaces
- Guest space complete with ensuite facilities
- Ensuite to Bedroom Two
- Walking distance to Seafront



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## In Brief

Fry & Kent has pleasure in marketing for sale this **CHARMING** townhouse located in the heart of the Owens Southsea **CONSERVATION** Area just around the corner from Palmerston Road shopping precinct and seafront. This deceptive home occupies three floors of almost 1,800 sq ft comprising; entrance hall, sophisticated living room, versatile home office/guest space with ensuite facilities, a spacious lounge with **BIFOLDING** doors opening out to a stunning well established **GENEROUS** sized garden. On the lower ground floor there is a modern **KITCHEN DINER** complete with bespoke built in bar area and a separate utility room and WC. The First Floor comprises; **THREE BEDROOMS** and a **LUXURY BATHROOM**. The rear bedroom benefits from an **ENSUITE SHOWER ROOM**, additional mezzanine floor and a **FRENCH BALCONY** overlooking the **GARDEN**. Bedroom three also features an additional level with velux window and cleverly thought-out storage space. The property is a blend of modern and characterful features with engineered wood flooring and Gas Central Heating. Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'





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## Sussex Road, Southsea

Approximate Gross Internal Area = 165.8 sq m / 1784 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 20.8 sq m / 224 sq ft

Total = 186.6 sq m / 2008 sq ft



 = Reduced headroom below 1.5m / 5'0"

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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