

# ALLENS ROAD

SOUTHSEA | HAMPSHIRE | PO4 0QB



£525,000

Freehold

- Outstanding Victorian Family House
- Highly Requested Residential Location
- Short Walk to Canoe Lake, Seafront & Shops
- Four Bedrooms plus Three Reception Rooms
- Lovely Fitted Kitchen with Granite Worktops
- Modern Bathroom with Shower : Separate W.C.
- Host of original features Throughout
- Award Winning Landscaped Rear Garden



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## In Brief

Fry & Kent has pleasure in marketing for sale this OUTSTANDING Victorian terraced house situated in a highly requested RESIDENTIAL location within a short walk of Canoe Lake, seafront and the popular Albert Road district of Southsea with its eclectic variety of shops, cafes, bars and restaurants. Excellent schools will also be found nearby along with transport services to most parts of the city making this the PERFECT family home.

Full of original features throughout including open style fireplaces to several rooms, the house spans almost 1,600 sq.ft (146 sq.m) over three floors comprising; recessed porch, reception hall, living room, dining room, lean-to, family/breakfast room and lovely fitted kitchen with INTEGRATED oven & hob plus granite worktops and French doors leading to the garden. On the first floor, there is a fabulous galleried landing leading to three bedrooms, bathroom and separate w.c and a second staircase up the fourth bedroom currently being used as a home office.

Externally, the front courtyard features an abundance of flowers and shrubs while the delightful national AWARD WINNING landscaped rear garden offers the perfect setting for Al Fresco dining and entertaining. There is also a useful rear pedestrian gate access. Benefiting from gas central heating and double glazing, your earliest inspection is strongly recommended to avoid disappointment.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** TBC

**COUNCIL TAX BAND:** 'D'



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**fry&kent**  
the property people

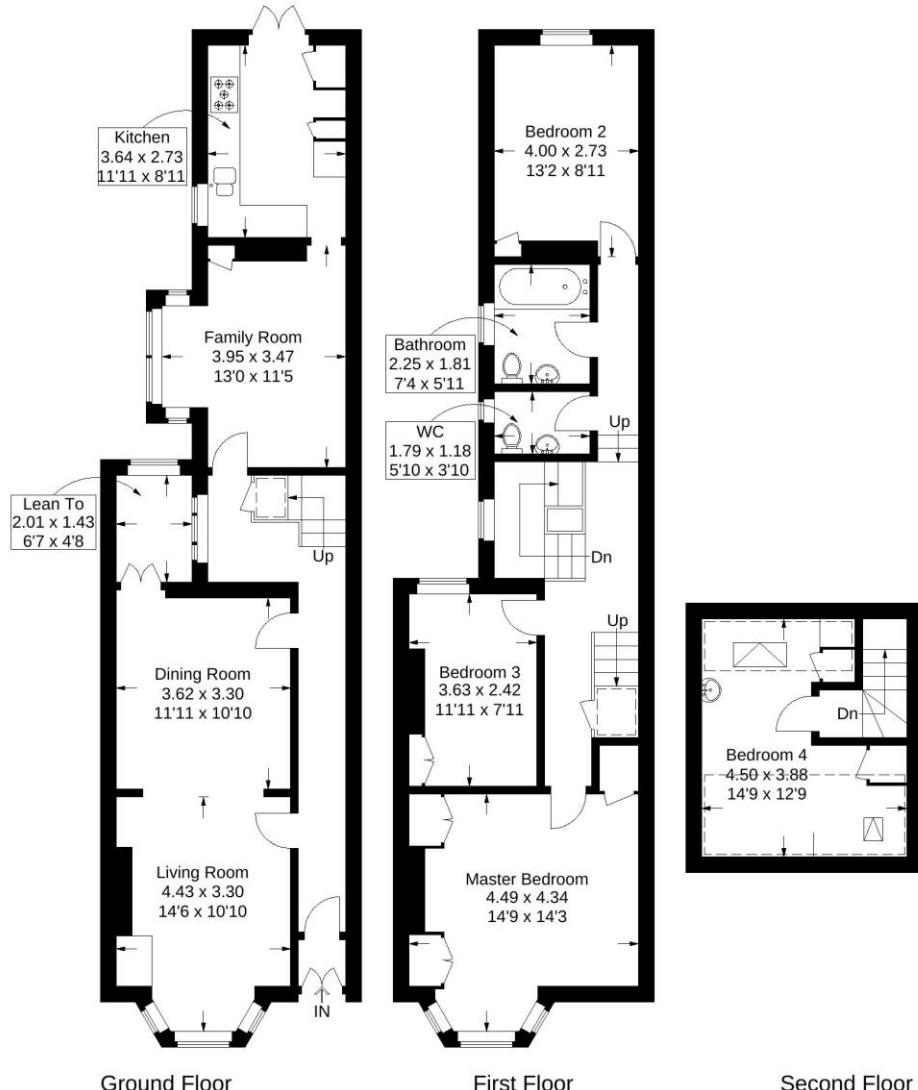
Allens Road, Southsea

Approximate Gross Internal Area = 136.7 sq m / 1472 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 9.3 sq m / 100 sq ft

Total = 146 sq m / 1572 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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