

# GOODWOOD ROAD

SOUTHSEA | HAMPSHIRE | PO5 1NN



## OFFERS IN EXCESS OF £400,000 Freehold

- Characterful Three Bedroom Family Home
- Walking Distance to Southsea Seafront and Shops
- Three Bedrooms : Upstairs Bathroom : Downstairs WC
- Spacious Open Plan Kitchen and Dining Area
- Private Rear Garden
- Driveway Parking : Garage
- Double Glazing : Gas Central Heating
- Viewing Advised!







## In Brief

This delightful semi-detached residence offers a harmonious blend of traditional charm and modern amenities across two floors. The kitchen boasts modern wooden cabinetry, stainless steel appliances, and a tiled floor, creating a functional and aesthetically pleasing culinary space. The kitchen also hosts the dining area, which leads to the garden. The living area showcases a striking brick fireplace, complemented by wooden accents. Ascending to the first floor, you'll find three bedrooms, including a spacious primary bedroom. The bathroom is modern and well-appointed, featuring a sleek walk-in shower and contemporary fixtures. A unique feature of this home is driveway parking and a garage, with power. The property also includes an enclosed outdoor patio area with white-painted walls and brick flooring, offering a private space for al fresco dining or relaxation. Throughout the home, you'll find a mix of carpeted and tiled flooring, neutral wall colours, and an abundance of natural light, creating a bright and welcoming atmosphere. The property's thoughtful layout and diverse room offerings make it an ideal space for comfortable family living.

Offers in Excess of £400,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

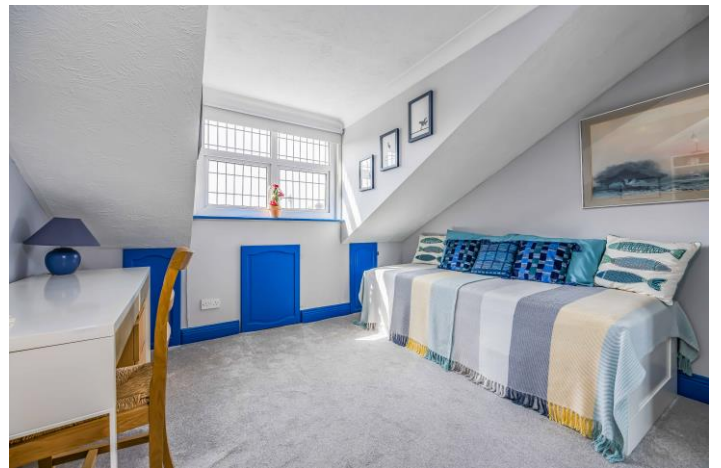
**COUNCIL TAX BAND:** 'C'





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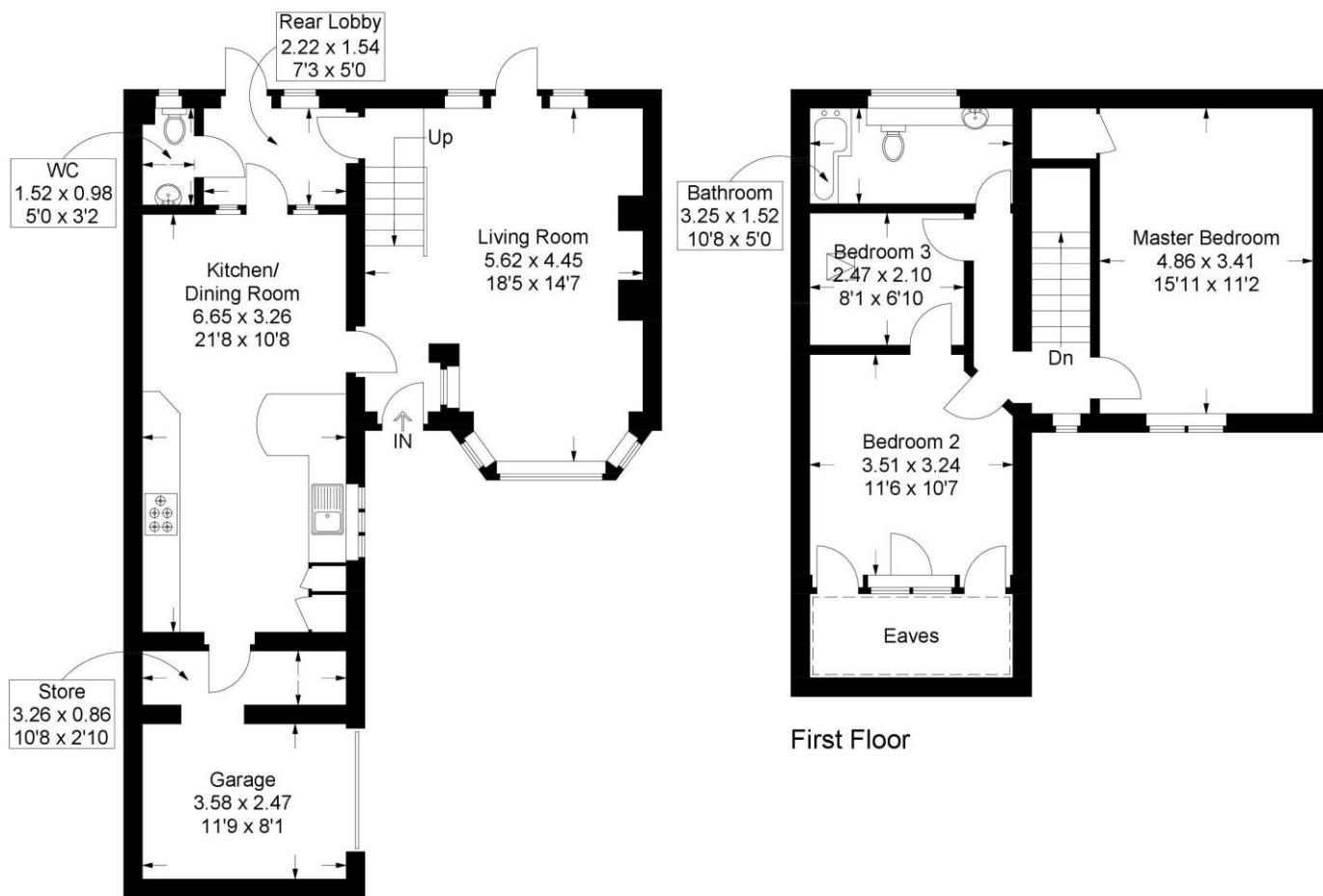
## Goodwood Road, Southsea

Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 3.9 sq m / 42 sq ft

Total = 118.3 sq m / 1273 sq ft



Ground Floor

First Floor

 = 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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