

EXETER ROAD

SOUTHSEA | HAMPSHIRE | PO4 9PZ



£479,995
Freehold

- Four Bedroom Double Bay and Forecourt House
- Wealth of Period and Contemporary Style Features
- Excellent Location Close to Canoe Lake & Seafront
- Four Double Bedrooms and Family Bathroom
- 19'9 Kitchen/Breakfast Room with Integrated Appliances
- Two Fine Reception Rooms with Period Fireplaces
- Gas Central Heating & Double Glazed Sash Windows
- Enclosed Easterly Garden with External Store



In Brief

Fry & Kent has pleasure in marketing for sale this **SPACIOUS** double bay and forecourt family home situated in one of Southsea's favoured locations within a stroll of Canoe Lake and the **SEAFRONT** while conveniently just a short walk to local shops and schooling.

At over 1,500 sq.ft (144 sq.m) and with a very appealing and typically **EDWARDIAN** layout over three floors, the accommodation comprises; recessed entrance porch, reception hallway, ground floor cloakroom, living room, separate dining room with French doors to the rear garden and an **IMPRESSIVE** 19ft kitchen/breakfast room with integrated appliances. On the upper two floors you will find four double bedrooms, three of which are on the first floor including a lovely master bedroom along with a **CONTEMPORARY** family bathroom.

Externally, there is an easterly facing walled rear garden with brick store and rear pedestrian gate access. We would strongly recommend an early viewing to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'D'



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Exeter Road, Southsea

Approximate Gross Internal Area = 137.5 sq m / 1480 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 6.7 sq m / 72 sq ft
 Total = 144.2 sq m / 1552 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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