

DORRITA CLOSE

SOUTHSEA | HAMPSHIRE | PO4 0NY



GUIDE PRICE £700,000

Freehold

- Elegant Detached Family House
- Highly Requested Cul-de-Sac Location
- Updating/Modernisation Required
- Three/Four Bedrooms (En-Suite/Dressing Potential)
- Three Reception Areas (Living, Dining & Study)
- Kitchen : Lean-To : Bathroom : Cloakroom
- Gas Central Heating & Double Glazing
- Walled Corner Plot with Detached Garage





In Brief

Fry & Kent has pleasure in marketing for sale this elegant **DETACHED** house occupying a corner plot within the highly requested **CRANESWATER PARK** area of Southsea, just a short stroll to the recreational facilities at Canoe Lake and **SEAFRONT** beaches. Tucked away in a small cul-de-sac, the house is perfectly located for those seeking peace and quiet yet require the convenience of the usual amenities close by including shops, excellent schools and transport services.

Set back from the road and **ENHANCED** by its mature Wisteria to the front elevations, this **SPACIOUS** family home comprises; entrance porch, reception hall, cloakroom, study area, dining room with wood paneling, 'through' living room, kitchen and lean-to on the ground floor while there are three **WELL-PROPORTIONED** bedrooms and family bathroom plus a connecting 4th bedroom off the master bedroom ideal for conversion to an en-suite dressing room/bathroom. The property also benefits from gas central heating and double glazing.

Externally, there are wall enclosed gardens laid to lawn and rear access to a detached single **GARAGE**. Although updating/modernisation is required, early interest is strongly recommended to avoid disappointment. No Forward Chain.

Guide Price £700,000

KEY FACTS

TENURE: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: 'F'



DORRITA CLOSE

SOUTHSEA | HAMPSHIRE | PO4 0NY

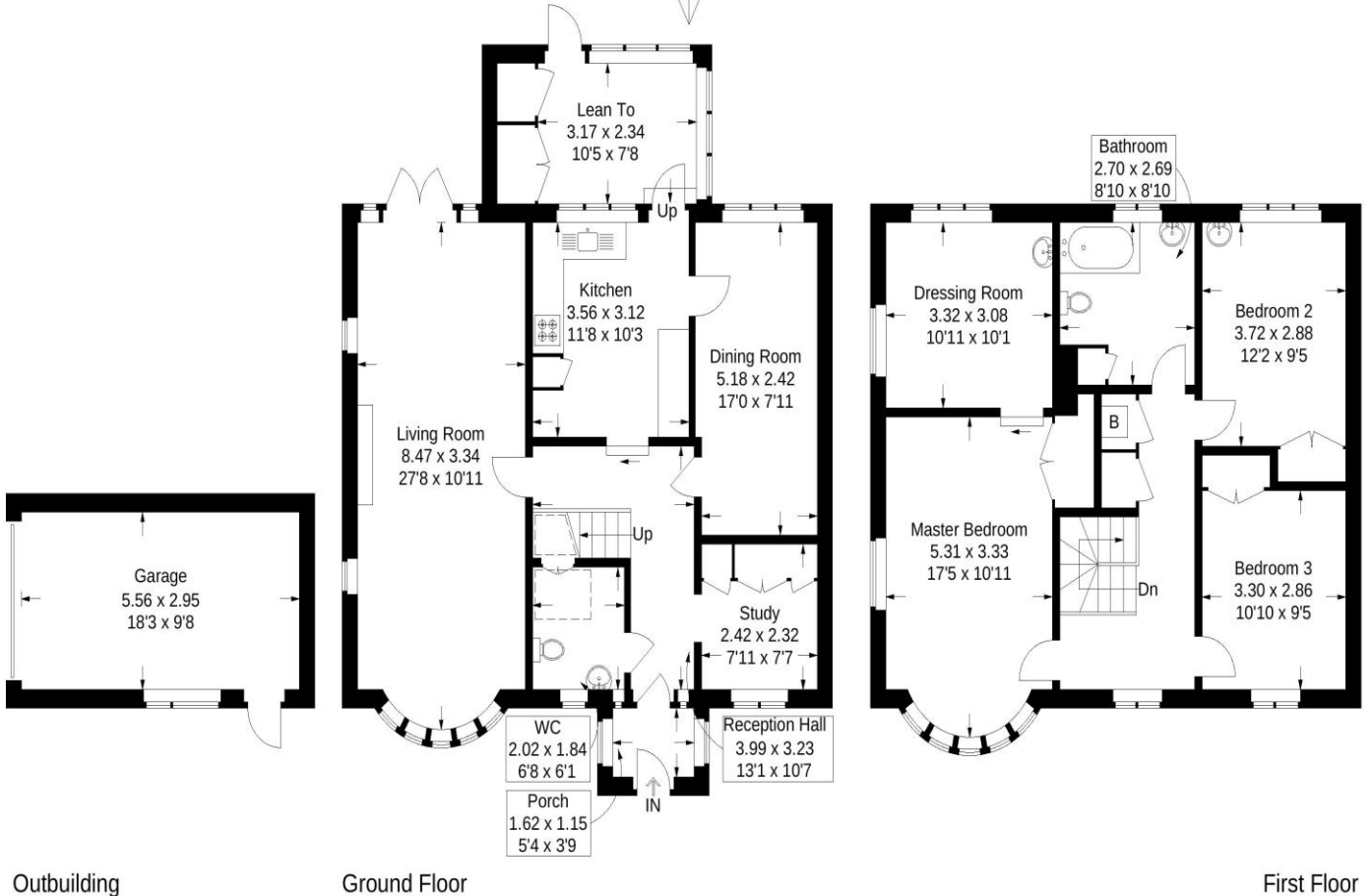


Dorrita Close, Southsea

Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft

Outbuilding = 17.1 sq m / 184 sq ft

Total = 175.6 sq m / 1890 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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marnion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com