

# STANLEY STREET

SOUTHSEA | HAMPSHIRE | PO5 2DS



£600,000  
FREEHOLD

- Simply Stunning Victorian Town House
- Highly Requested Central Southsea Location
- Over 1,800 sq.ft over Four Floors
- Fabulous 28ft Luxury Kitchen/Family Room
- Three Double Bedrooms : Two Receptions
- Ground Floor Utility Room and Cloakroom
- Lovely Family Bathroom plus Second Cloakroom
- Southerly Facing Landscaped Garden







## In Brief

Fry & Kent has pleasure in marketing for sale this **STUNNING** town house situated in arguably one of Southsea's most sought after Victorian Terraces just a few hundred yards from the main shopping precinct in Palmerston Road. Located within the Owens **CONSERVATION** Area and formally known as Claremont Terrace, many of these eye-catching Regency Style properties still retain the original wrought iron railings and stone steps up to their **ELEGANT** entrance doors.

Completely renovated to a high standard and covering over 1,800 sq.ft (169 sq.m) spanning four floors, this **BEAUTIFUL** family home features; reception hall, front living room and rear dining room on the ground floor plus a useful utility room and cloakroom on the mezzanine floor leading to the garden. The lower ground floor provides a **LUXURIOUS** kitchen and family room combined complete with a range of quality Siemens integrated appliances. There are three double bedrooms on the upper two floors together with a second cloakroom and lovely family bathroom with oval bath, separate shower cubicle and underfloor heating.

Externally, there is a **SOUTHERLY** facing landscaped rear garden with circular patio, raised planters, water feature, wooden shed, two brick stores, mains power and rear access gate.

We strongly recommend your earliest inspection.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** TBC

**COUNCIL TAX BAND:** 'E'





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### Stanley Street, Southsea

Approximate Gross Internal Area = 169 sq m / 1820 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 3.3 sq m / 35 sq ft  
Total = 172.3 sq m / 1855 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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