

# ROCHESTER ROAD

SOUTHSEA | HAMPSHIRE | PO4 9BA



£479,995  
FREEHOLD

- Four Bedroom End of Terrace Family Home
- Highly Requested Conservation Area
- Original & Period Style Features
- Living Room with Fireplace : 17ft Family/Dining Room
- Fitted Kitchen : Useful Cellar Storage Area
- Gas Central heating & Double Glazing
- Recent Redecoration Undertaken
- Lovely Southerly Facing Rear Garden



## In Brief

Fry and Kent has pleasure in marketing for sale this outstanding Victorian **FOUR BEDROOM** end of terrace family home situated in one of Southsea's much requested **CONSERVATION** areas just a short walk from the **VIBRANT** Albert Road district, excellent local schooling and seafront.

Enhanced by its large square bay windows, intricate cast iron porches and **BEAUTIFUL** stained glass entrance with original house name, Sunny Banks, the house has been **EXTENDED** both to the rear and loft space with a layout spanning some 1,650 sq.ft (153.7 sq.m) over three floors comprising; L-shaped entrance hall with access to a useful **CELLAR**, living room, 17ft x 12ft dining/family room and fitted kitchen on the ground floor, three **DOUBLE** bedrooms and bathroom on the first floor while a fourth bedroom will be located in the loft with additional eaves storage.

Externally, there is a **DELIGHTFUL** garden with sun deck, lawns, flower/shrub borders, external w.c and useful outbuilding. The property also benefits from gas central heating and double glazing. Early viewing is strongly advised to avoid disappointment.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** TBC

**COUNCIL TAX BAND:** 'C'



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## Rochester Road, Southsea

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft

Outbuilding = 8.3 sq m / 89 sq ft

Total = 153.7 sq m / 1654 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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