

# ST. RONANS ROAD

SOUTHSEA | HAMPSHIRE | PO4 0PP



£695,000  
FREEHOLD

- Beautifully Refurbished Semi Detached House
- Highly Requested Location near Shops & Schools
- Over 2,700 Sq.ft (254sq.m) of Accommodation
- Three Fine Reception Rooms
- Stunning Bespoke Kitchen with Roof Lantern
- Five Double Bedrooms : Three Bath/Shower Rooms
- Gas Central Heating & Double Glazing Throughout
- Enclosed Garden plus Off Road Parking for Two Cars



## In Brief

Fry & Kent has pleasure in marketing for sale this **BEAUTIFULLY** restored Edwardian Semi-Detached Residence situated in one of Southsea's highly requested locations within a short walk of local shopping, schools, Canoe Lake and Seafront.

Once inside, you will be greeted by over 2,700 sq.ft (254 sq.m) of accommodation spanning three principle floors which have been extensively **REFURBISHED** over recent years while retaining many of the original features including period fireplaces and **STUNNING** stained glass windows. This perfect family home comprises; entrance porch, reception hall, cloakroom, living room, dining room, family room and a fabulous **BESPOKE** kitchen with integrated appliances and roof lantern. The two main bedrooms will be found on the first floor including an en-suite shower room plus **IMPRESSIVE** family bathroom with his & hers wash basins. The top floor features three further double bedrooms and bathroom.

Externally, there is an enclosed garden with decking plus driveway parking for two cars. Book early to avoid disappointment.

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## KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'D'



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**St Ronans Road, Southsea**

Approximate Gross Internal Area = 253.9 sq m / 2733 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 29.3 sq m / 315 sq ft  
 Total = 283.2 sq m / 3048 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second 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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