

# ST. RONANS ROAD

SOUTHSEA | PO4 0LU



£275,000

Freehold

- Charming Two Bedroom House
- Excellent Residential Central Southsea Location
- Beautifully Refurbished Throughout
- Delightful Split-Level Living/Dining Room
- New Fitted Kitchen with Oven & Induction Hob
- New Fitted Bathroom suite with Shower
- Gas Central heating and Double Glazing
- Communal Gardens : Allocated Parking Bay





## In Brief

Fry & Kent has pleasure in marketing for sale this **UNIQUE** and rather charming character home situated in a highly requested **RESIDENTIAL** location in central Southsea convenient to both Albert Road and Palmerston Road shopping facilities and just a short walk to Canoe Lake and the **SEAFRONT**.

This detached, former telephone exchange building was converted into a mix of houses and apartments to form this very **APPEALING** development in a perfect location. **BEAUTIFULLY** refurbished throughout and ideally suited to a professional couple or singleton, the layout comprises; entrance lobby, **IMPRESSIVE** split-level living/dining room with raised mezzanine floor, lovely contemporary kitchen with integrated oven and induction hob together with two bedrooms and new bathroom suite with shower on the first floor.

Externally, the property occupies communal gardens and benefits from an allocated **PARKING BAY**.

With gas central heating and double glazing throughout we would not hesitate in recommending a viewing appointment to avoid disappointment.

**£275,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'E'

**COUNCIL TAX BAND:** 'C'

**SERVICE CHARGE:** £50 pcm (Contribution towards The Exchange Management Co Ltd communal costs)



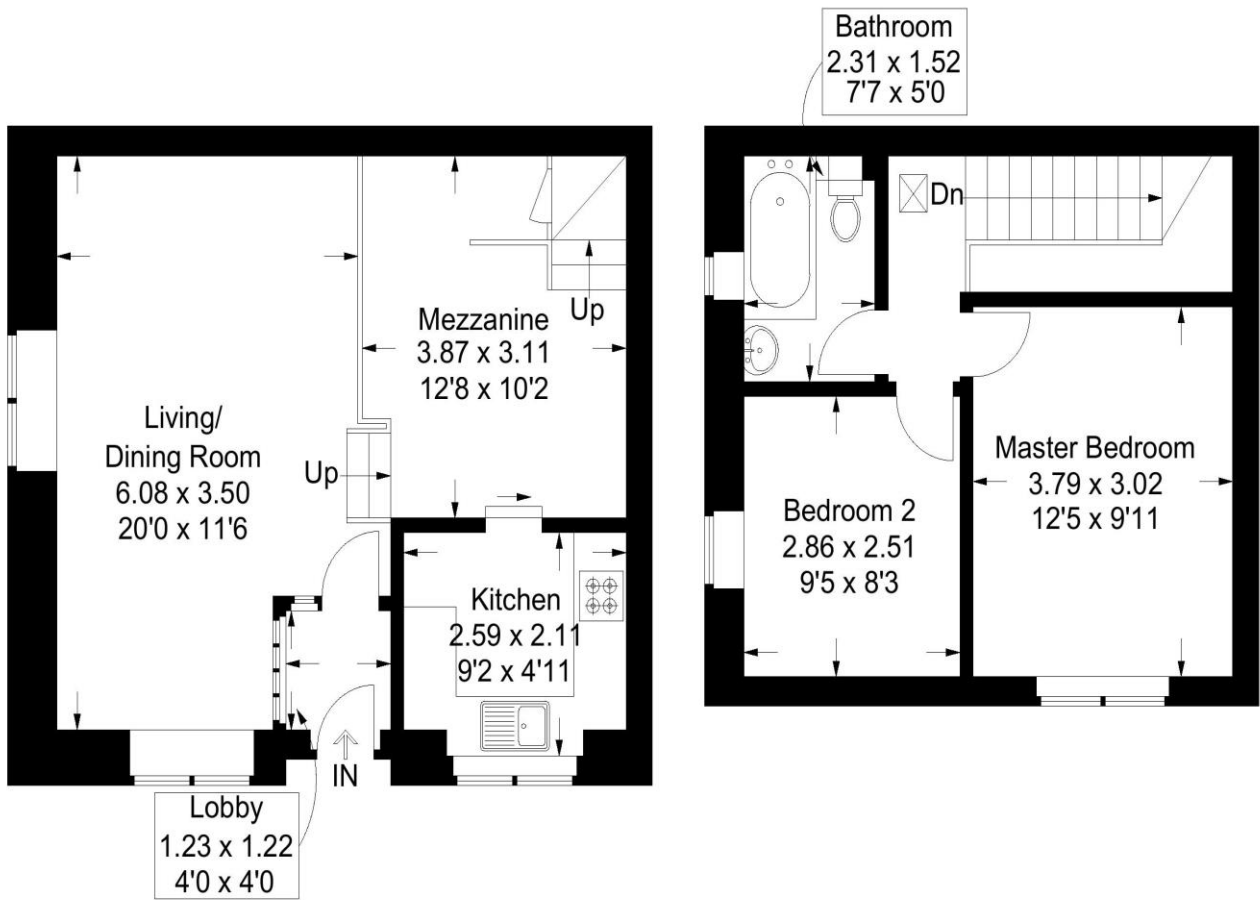
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# The Exchange, St Ronan's Road, Southsea

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



Ground Floor

First Floor

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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