

# CASTLE ROAD

SOUTHSEA | HAMPSHIRE | PO5 3DE



£565,000

Freehold

- Georgian Grade II Listed Townhouse
- Wealth of Original and Period Features
- Lovely Location within Requested Conservation Area
- Living Room with Fireplace : Separate Sitting Room
- Stunning Kitchen/Breakfast Room
- Utility Room to Rear of Kitchen
- Large Rear Garden with Decked Patio
- Internal Viewing Strongly Recommended

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## In Brief

We are delighted to offer for sale this **OUTSTANDING** Grade II listed Georgian townhouse situated within the highly requested and very fashionable Castle Road Conservation Area.

**PERFECTLY** located for a leisurely stroll to Southsea Common and the seafront, the main shopping precinct found at Palmerston Road is also conveniently close by along with **EXCELLENT** schooling and transport services.

The current owners have lovingly created this welcoming home blending **PERIOD** style and original features with modern furnishings and fittings which must be seen to be appreciated. The impressive **LUXURY** fitted kitchen/breakfast room with feature glass roof exudes class and character, a space many hours will be enjoyed by the new owners, friends and family. At over 1,200 sq.ft (115.5 sq.m) spanning three floors you will find two reception rooms along with three bedrooms and **SPACIOUS** bathroom with 4-piece suite. There is also a utility room off the kitchen.

To the rear of the property there is a good sized and well maintained garden with decked patio and outbuilding.

We strongly recommend viewing at your earliest opportunity.

**£565,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** Exempt as Grade II Listed

**COUNCIL TAX BAND:** 'D'



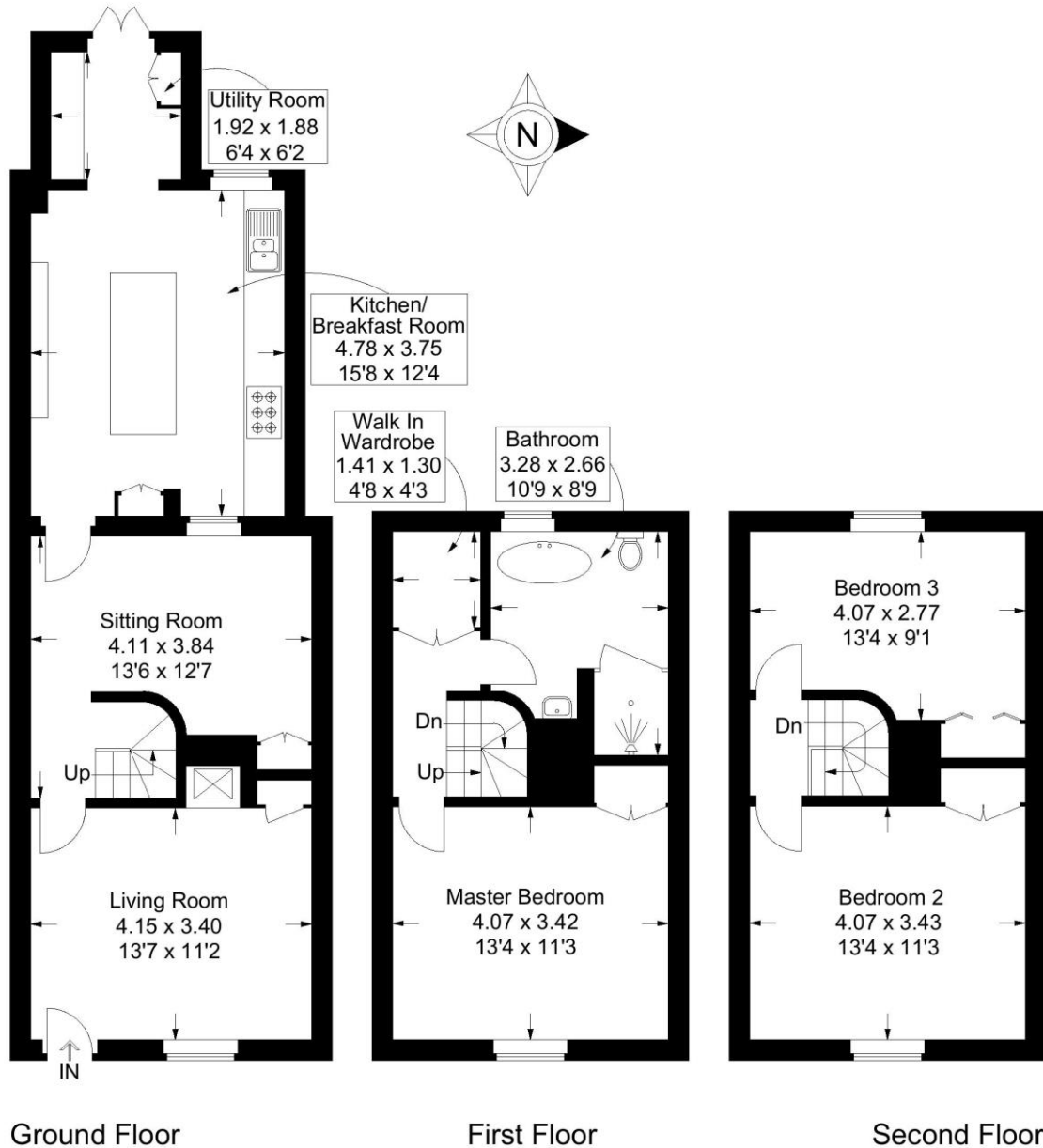
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## Castle Road, Southsea

Approximate Gross Internal Area = 114.6 sq m / 1234 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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