

NELSON ROAD

SOUTHSEA | HAMPSHIRE | PO5 2AR



OFFERS IN EXCESS OF £600,000 Freehold

- Stunning Victorian Villa
- Three Double Bedrooms
- Located within Walking Distance of Local Amenities
- Open Plan Kitchen Living
- Allocated Private Parking for Several Cars
- Central Southsea Location
- South Facing Rear Garden
- Gas Central Heating: Double Glazing Throughout





In Brief

We are pleased to offer to market this beautifully presented three bedroom family home, which offers an abundance of original character features. Nelson Road is one of Southsea's oldest conservation areas and this property benefits from occupying a quiet and secluded position, whilst enjoying a South Facing aspect.

The internal accommodation comprises; Reception Hall, Spacious Living Room with Featured Fireplace and high ceilings. On the basement level, you will find a Modern Kitchen with integrated appliances, whilst benefiting from an open plan Family Room, and Separate W.C. The First Floor accommodation comprises; Bedroom 2, Bedroom 3 and a modern Shower Room. The Second Floor is occupied by the Principal Bedroom and accompanying En-Suite.

Outside, the property benefits from a secluded South Facing Rear Garden and allocated private parking for several cars. Discerning purchasers are highly recommended to our forward the earliest of enquiries to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'F'



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Nelson Road, Southsea

Approximate Gross Internal Area = 182.4 sq m / 1964 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 4.5 sq m / 48 sq ft
 Total = 186.9 sq m / 2012 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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