

BRADING AVENUE

SOUTHSEA | PO4 9QJ



GUIDE PRICE £1,000,000

Freehold

- Substantial Semi-Detached Edwardian Residence
- Highly Requested Conservation Area
- Stroll from the Seafront and Canoe Lake
- Five Double Bedrooms plus Two Bath/Shower Rooms
- Three Receptions Including Basement Games Room
- Fabulous Fitted Kitchen/Dining/Family Room
- Driveway Parking and Gates Leading to Detached Garage
- Enclosed Westerly Facing Rear Garden





In Brief

Fry & Kent has pleasure in marketing for sale this substantial EDWARDIAN semi-detached family residence situated within the highly requested Craneswater & Eastern Parade CONSERVATION AREA just a stroll from Southsea SEAFRONT, lawn tennis club and canoe lake. Occupying walled grounds, the pillared driveway offering ample parking leads to a recessed porch and over 2,650 sq.ft (246.3 sq.m) of accommodation spanning four floors comprising; L-shaped split level reception hall, ELEGANT living room, family room/study with Stovax multi fuel burner, cloakroom and an impressive 22ft x 20ft L-shaped kitchen/dining room featuring a range of Neff INTEGRATED appliances and central work station plus bi-fold doors to the rear garden while the lower ground floor features a very useful 19ft games/playroom. Architectural plans have been drawn up for a proposed full width extension which our clients will be happy to pass on to any prospective purchaser. The first floor provides three double bedrooms, a LOVELY family bathroom with adjoining separate w.c with the master bedroom benefiting from its own EN-SUITE shower room. There are an additional two double bedrooms occupying the top floor. Externally, there are double gates leading to additional secure parking and a DETACHED GARAGE with mezzanine storage shelf and inspection pit while the enclosed WESTERLY facing rear garden features an artificial lawn and patio area. The house comes with full wireless intruder alarm system including the garage and benefits from gas central heating and double glazing throughout. Early viewing is strongly recommended to avoid disappointment.

Guide Price £1,000,000

KEY FACTS

TENURE: Freehold

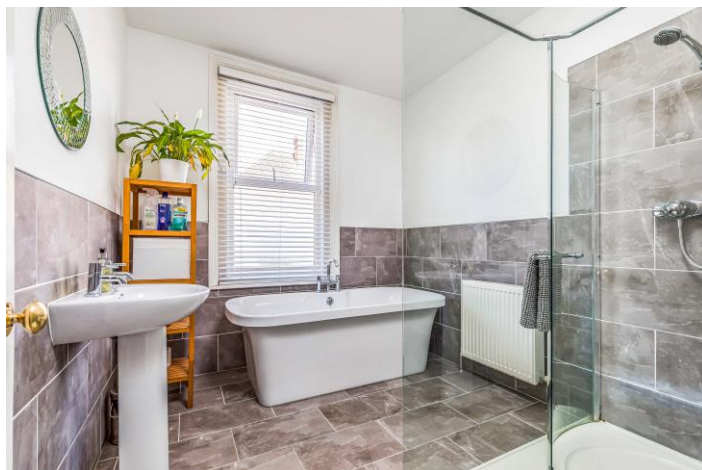
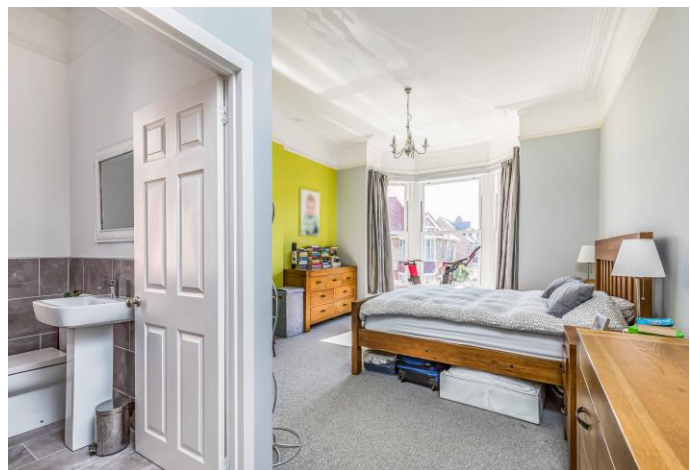
EPC RATING: 'D'

COUNCIL TAX BAND: 'G'



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Brading Avenue, Southsea

Approximate Gross Internal Area = 246.3 sq m / 2651 sq ft
Outbuilding = 13.8 sq m / 149 sq ft
Total = 260.1 sq m / 2800 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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