

COUSINS GROVE

SOUTHSEA | HAMPSHIRE | PO4 9RP



£1,200,000
Freehold

- Substantial Four Bedroom Detached Residence
- Highly Requested Conservation Area Close to Beach
- Living Room plus Dining/Family Room
- Lovely Open Plan Kitchen/Breakfast Room
- Bedroom with Luxury En-Suite Shower Room
- Utility Room : Ground floor Shower Room : Cellar
- Restricted Access Driveway Leading to Garage
- Landscaped Rear Courtyard





In Brief

We have pleasure in marketing for sale this **LOVELY** four bedroom detached family home located in this much requested **CONSERVATION AREA** just off Eastern Parade a short walk to CourtX Lawn Tennis Club, Cricket Ground, Canoe Lake recreational park and of course the Victorian promenade and **BEACH**.

At over 2,100 sq.ft (200 sq.m), the accommodation comprises; spacious living room with feature fireplace and bay window plus double doors through to an impressive open plan kitchen/breakfast room fitted with a **LUXURY** range of units complete with **ISLAND** work station and doors leading to both the courtyard garden and utility room. From the **IMPOSING** L-shaped reception hall there is also access to both the dining/family room, ground floor shower room and steps leading to down to a useful **CELLAR**. On the first floor there is a spacious landing with doors leading to the four **DOUBLE** bedrooms, one having access to an **EN-SUITE** shower room. There is also access to the family bathroom and separate cloakroom.

The landscaped courtyard style garden features a circular lawn and patio to the rear with restricted access driveway via double gates leading to a detached single **GARAGE** plus pedestrian pathway and forecourt. Viewing is strongly recommended to appreciate the desirable location of this superb family residence.

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KEY FACTS

TENURE: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: 'G'



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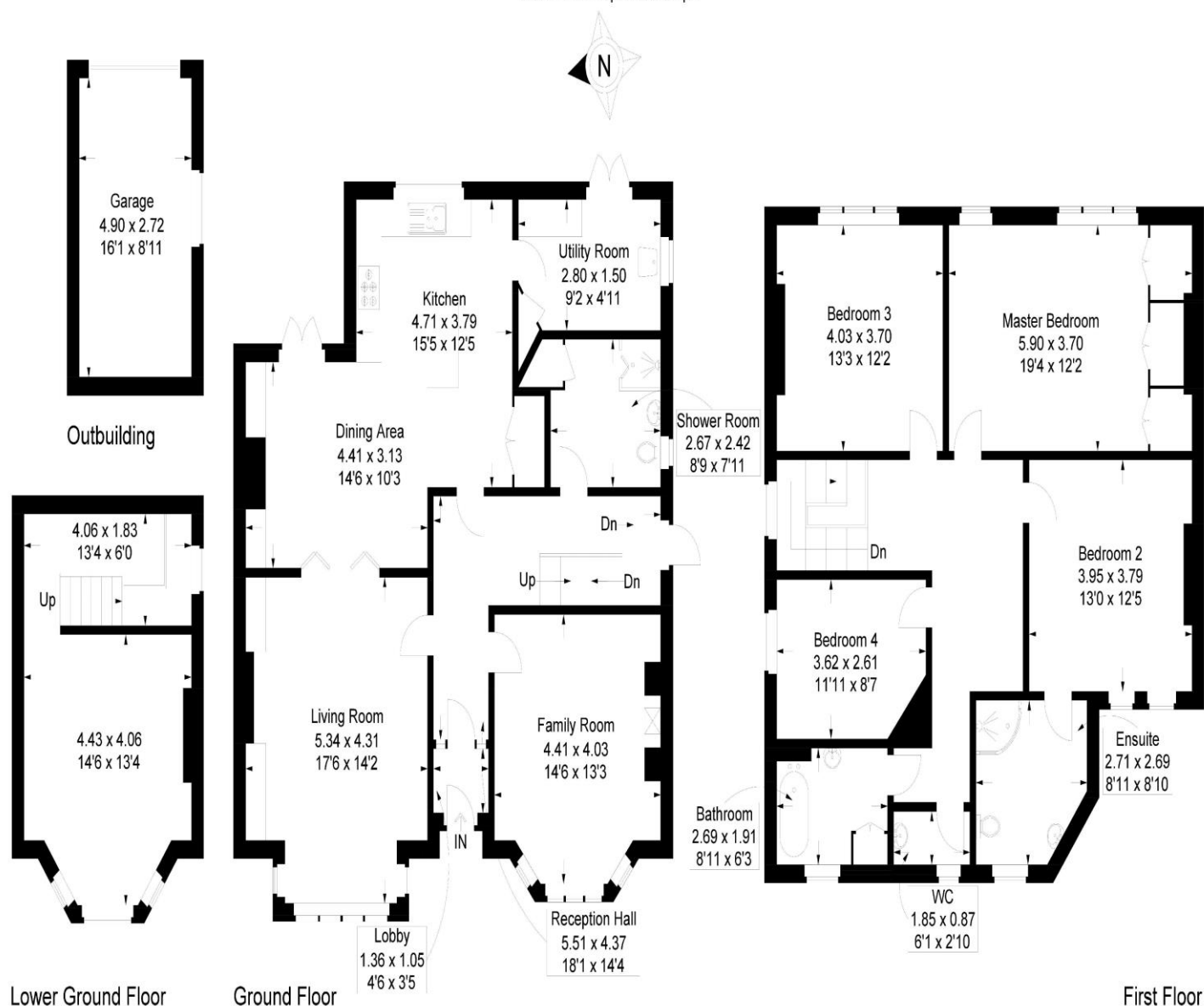


Cousins Grove, Southsea

Approximate Gross Internal Area = 200.8 sq m / 2162 sq ft

Outbuilding = 13.7 sq m / 147 sq ft

Total = 214.5 sq m / 2309 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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