

FRANCIS AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0HP



GUIDE PRICE £500,000

Freehold

- Impressive Double Fronted Terraced House
- Requested Location Just Off Albert Road
- Wealth of Period Features Throughout
- Four Bedrooms plus Family Bathroom
- Three Reception Rooms : Conservatory
- 17ft Kitchen/Breakfast Room : Basement
- Enclosed Low Maintenance Rear Garden
- No Forward Chain : Early Viewing Advised





In Brief

We are delighted to offer a rare opportunity to purchase this impressive double fronted Victorian house located just north of the popular Albert Road district of Southsea along with the many eclectic shops, cafes, bars and restaurants associated with this fashionable area along with excellent schools and transport services.

At over 1,700 sq.ft (163.5 sq m) and retaining many original features including tiled flooring, ceiling roses and fireplaces, this charming property would make the perfect family home which comprises; central reception hall, living room, dining room with French doors to the garden plus separate family room, 17ft kitchen/breakfast room and 17ft conservatory. There is also a useful basement area below the hallway ideal for storage. Once on the first floor, the impressive galleried landing leads to the fourth bedroom and family bathroom while the upper landing leads to three double bedrooms.

Externally, there is a walled front garden with wrought iron gate and a good size 'L' shaped rear garden mainly laid with shingle, paving and rear gate access.

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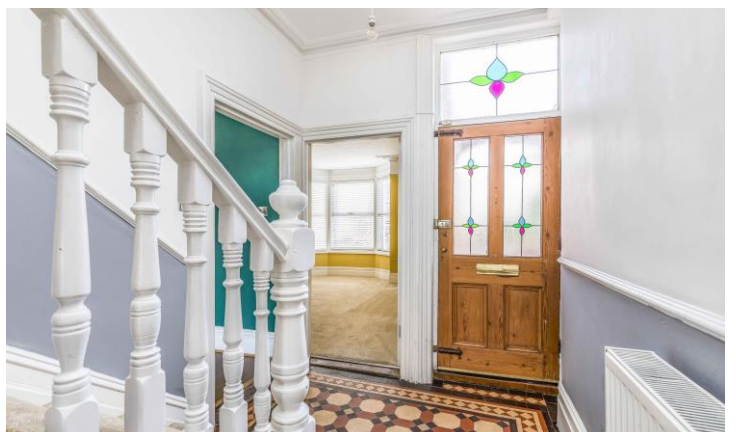
KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'C'

NOTE: Photographs taken prior to existing tenancy.
Completion no earlier than 25th November 2022



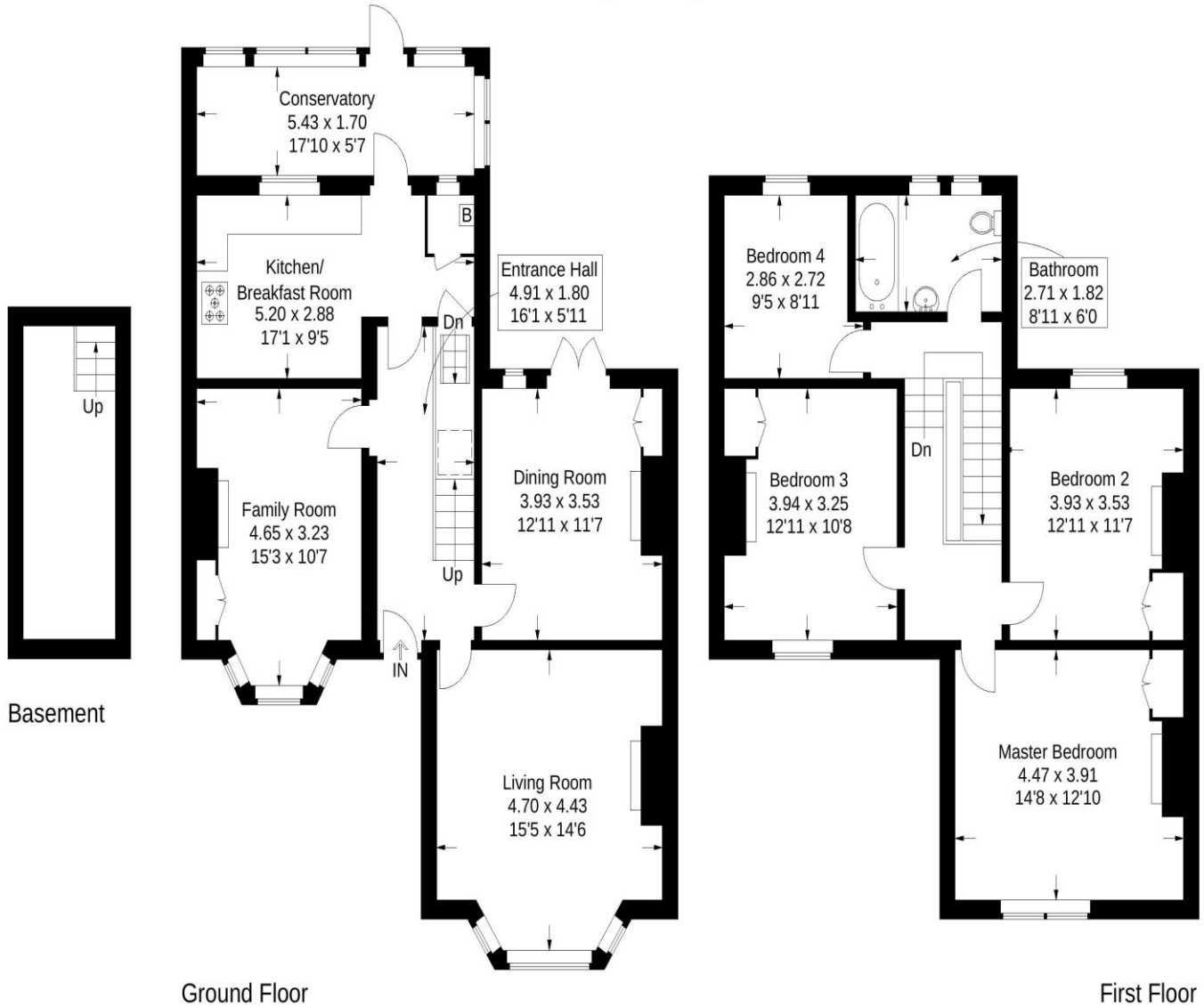
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Francis Avenue, Southsea

Approximate Gross Internal Area = 163 sq m / 1755 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.5 sq m / 5 sq ft
 Total = 163.5 sq m / 1760 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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