

THE RETREAT

SOUTHSEA | HAMPSHIRE | PO5 3DU



£775,000

Freehold

- Substantial Family Residence
- Excellent Central Southsea Location
- Short Walk to Shopping Precinct & Seafront
- Over 2,500 sq.ft (237.8 sq.m) over Three Floors
- Outstanding Open Plan Kitchen/Living/Family Room
- Five Double Bedrooms plus Three Bath/Shower Rooms
- Second Reception Room : Basement : Utility Room
- Southerly Facing Landscaped Rear Garden





In Brief

We have pleasure in marketing for sale this **SUBSTANTIAL** five bedroom family residence situated in an **EXCELLENT** central Southsea location just around the corner from the main shopping precinct at Palmerston Road and only a short walk to the seafront.

At over 2,500 sq.ft (237.8 sq.m) spanning three floors, this very deceptive home features an **OUTSTANDING** open plan kitchen/breakfast room plus lovely living and dining/family areas with Oak flooring, log-burner and bi-fold doors onto a delightful **SOUTHERLY** facing landscaped garden. The kitchen comes complete with a range of **INTEGRATED** appliances as well as a useful adjoining utility and cloakroom. The front reception room is currently used as a **STUDIO** and features an ornate open fireplace. Once on the first floor you will find three **DOUBLE** bedrooms including a master bedroom with **EN-SUITE** shower room plus a second shower room and the main family bathroom with twin wash basins. The upper floor features a very spacious **STUDY AREA** on the landing which leads to two additional double bedrooms. There is a small **BASEMENT** below the reception hall and externally, a side access leading to the rear garden.

The property also benefits from gas central and the majority double glazed. Viewing is highly recommended to appreciate both the size and location of this fine family home.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'F'



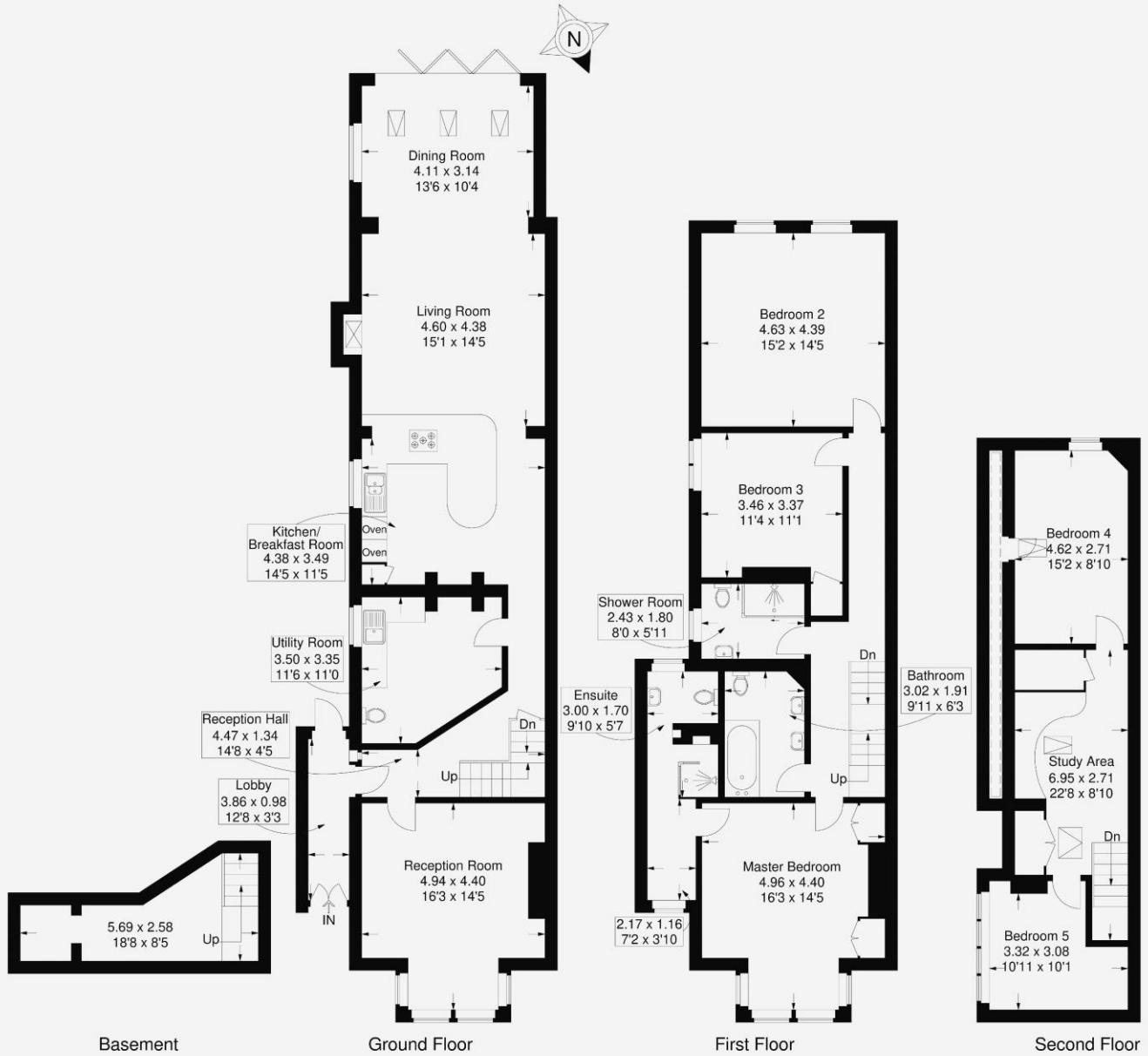
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The Retreat, Southsea

Approximate Gross Internal Area = 235.2 sq m / 2532 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 2.6 sq m / 28 sq ft
 Total = 237.8 sq m / 2560 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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