

SHIRLEY ROAD

SOUTHSEA | HAMPSHIRE | PO5 2QD



£799,995
Freehold

- Stunning Five Bedroom Semi-Detached Residence
- Requested Location Overlooking Small Park
- Short Walk to Albert Road & Palmerston Road Shops
- Magnificent 24'10 x 14'5 Kitchen/Breakfast/Family
- Two Reception Rooms plus Useful Snug/Study Area
- Beautiful Family Bathroom : Ground floor Cloakroom
- Gas Central Heating and Double Glazing
- Westerly Facing Garden with Side Access : Permit Parking



In Brief

We have pleasure in marketing for sale this simply **STUNNING** family residence situated in a highly requested location overlooking small **PARKLAND** within a short walk of both Albert Road and Palmerston Road shopping facilities. Southsea **SEAFRONT** will also be found close by along with good schooling, transport and the many restaurants, bars and cafes associated with this **FASHIONABLE** area.

At almost 2,500 sq.ft (231.3 sq.m) and tastefully modernised throughout, you will be impressed with the space and quality of the accommodation which features a **SUPERB** 24'10 x 14'5 open plan kitchen/breakfast/family room complete with integrated appliances, central work station and bi-fold doors to the **WESTERLY** facing garden together with two reception areas and ground floor cloakroom. There are three **DOUBLE** bedrooms on the first floor including a stylish fitted master bedroom plus a beautiful family bathroom with oval bath tub and walk-in shower. The second floor features a useful **SNUG/STUDY** area plus a further two bedrooms (one with secret plumbing for a second bathroom) and access to a large eaves.

With a host of other features too numerous to mention and permit parking, we strongly recommend your earliest viewing to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



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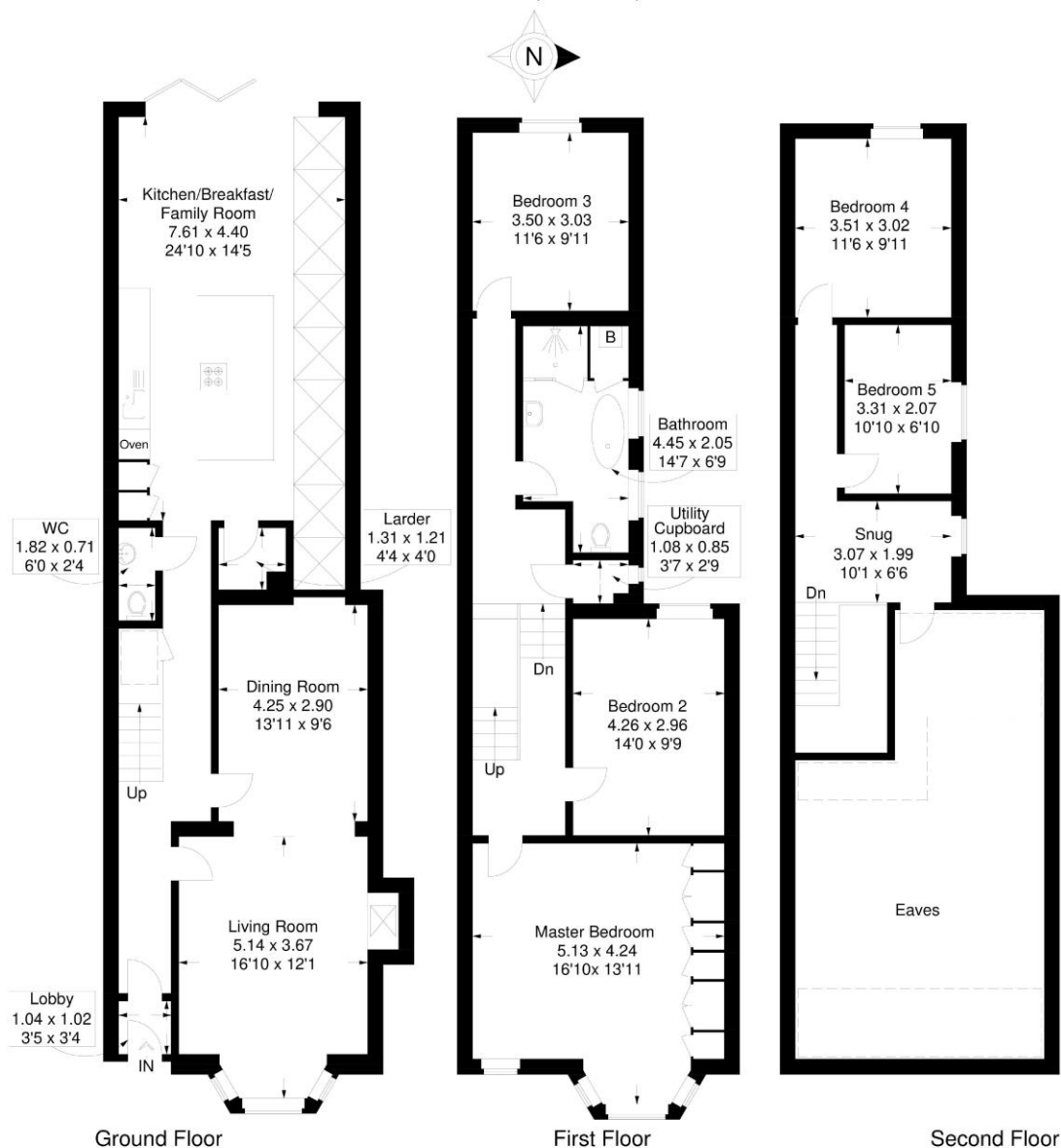
Shirley Road, Southsea

Approximate Gross Internal Area = 215.4 sq m / 2319 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 15.9 sq m / 171 sq ft

Total = 231.3 sq m / 2490 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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