

WHITWELL ROAD

SOUTHSEA | PO4 0QS



£710,000

Freehold

- Substantial Edwardian Semi-Detached Residence
- Highly Requested Craneswater Conservation Area
- Just Around the Corner from Canoe Lake & Seafront
- Five Double Bedrooms plus Dressing Room & Study
- Three Reception Rooms : Fitted Kitchen with Appliances
- Two Useful Basement Rooms
- Lovely Landscaped Garden with Decked Patio Terrace
- Early Viewing Strongly Recommended



In Brief

Fry & Kent is delighted to market for sale for the first time in almost 30 years, this **IMPOSING** Edwardian semi-detached residence located within the desirable Craneswater & Eastern Parade **CONSERVATION** Area a short walk from Canoe Lake and Southsea seafront. Enhanced by its wide square bay windows and gated forecourt, this **SUBSTANTIAL** family home must be seen to appreciate the size and flexibility of the accommodation on offer comprising; recessed entrance porch, **BEAUTIFUL** reception hall, living room, dining room, breakfast room and fitted kitchen complete with integrated appliances on the ground floor. The split level first floor features a master bedroom with an adjoining **DRESSING** room, two further double bedrooms, lovely family bathroom, separate shower room and study whilst there are a further two double bedrooms on the second floor. The **BASEMENT** provides two areas, one used as a laundry room. Externally, there is a side gate access to the rear garden which has been **LANDSCAPED** and features a raised decked terrace ideal for alfresco dining and entertaining. Early Viewing strongly advised to avoid disappointment.

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KEY FACTS

This Property is Freehold

EPC Rating: D

Council Tax Band : E



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Whitwell Road, Southsea

Approximate Gross Internal Area = 223.4 sq m / 2405 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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marnion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



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