

CAMPBELL ROAD

SOUTHSEA | HAMPSHIRE | PO5 1RW



£700,000
Freehold

- Substantial Victorian Semi- Detached House
- Appealing Tree-Lined Road in Conservation Area
- Beautifully Appointed Interior over 2,100 sq.ft (200 sq.m)
- Four Double Bedrooms plus Two Bath/Shower Rooms
- Impressive Open Plan Kitchen/Breakfast/Dining/Family
- Two Further Reception Rooms : Utility Room
- Gas Central Heating and Double Glazing
- Southerly Facing Two-Tier Garden



In Brief

Fry & Kent has pleasure in marketing for sale this **BEAUTIFULLY** appointed Victorian Semi-Detached House situated in a very appealing tree-lined location within the Campbell Road **CONSERVATION** Area just north of the highly requested Albert Road district of Southsea.

Local shops, schools and transport services are all within a short walk along with the many cafes, bars and restaurants associated with this fashionable area.

At over 2,100 sq.ft (200 sq.m) over four floors, this **PERFECT** family home also features an enclosed **SOUTHERLY FACING** two-tier rear garden. Once inside the welcoming hall you are greeted by the main living room, study and cloakroom while the extended lower ground floor provides an **IMPRESSIVE** open plan layout which includes a 19ft fitted kitchen with walk-in larder, utility room, separate dining area and family room double glazed doors to the garden. The upper two floors features four **DOUBLE** bedrooms with a shower room on the first floor and a bathroom on the second.

With gas central heating and double glazing, we would not hesitate to viewing this lovely family home as soon as possible.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'E'



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Campbell Road, Southsea

Approximate Gross Internal Area = 199.8 sq m / 2151 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 2.4 sq m / 26 sq ft
Total = 202.2 sq m / 2177 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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