

CASTLE ROAD

SOUTHSEA | HANTS | PO5 3DE



£495,000
Freehold

- Enchanting Grade II Listed Georgian Town House
- Highly Fashionable Conservation Area
- Short Walk to Seafront & Shopping Precinct
- Over 1,700 sq.ft (162 sq.m) on four floors
- Four Bedrooms : Bathroom : Laundry Room
- 23ft Living Room : Kitchen/Breakfast Room
- Two Basement Rooms (Hobby Room & Workshop)
- Stunning & Secluded 54ft Rear Garden : Side Access

**FRY &
KENT**



In Brief

Fry & Kent has pleasure in marketing for sale this ENCHANTING Grade II Listed Georgian Town House located at one of Southsea's oldest addresses within the highly requested Castle Road CONSERVATION Area.

Renowned for its mix of antique shops and art studios, this very fashionable district is perfectly situated within a short stroll of Southsea Common and the SEAFRONT as well as the main shopping precinct found at Palmerston Road about a ten minute walk away. Its central location also makes this ideal for the University, excellent private schooling and the many transport links throughout the city.

ENHANCED by its wrought iron railed fencing, stepped portico entrance and copped parapets, there is over 1,700 sq.ft (162 sq.m) of accommodation over four floors comprising; Entrance lobby, 23ft living room, I-shaped kitchen/dining room, cloakroom, two multi-use BASEMENT rooms plus four double bedrooms, bathroom and laundry room on the upper two floors.

The main feature of this delightful home is the beautifully SECLUDED 54ft rear garden enclosed by wall and hedge boundaries and is laid mainly to lawn with two patio areas, water feature and garden shed.

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KEY FACTS

TENURE: Freehold

EPC RATING: Exempt (as Grade II listed)

COUNCIL TAX BAND: 'D'



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Castle Road, Southsea

Approximate Gross Internal Area = 162 sq m / 1744 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 162.6 sq m / 1750 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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