

PELHAM ROAD

SOUTHSEA | HAMPSHIRE | PO5 3DT



£550,000

Freehold

- Charming Victorian Family Home
- Excellent Central Southsea Conservation Area
- Short Walk to Seafront and Main Shopping Centre
- Four Double Bedrooms plus Large Family Bathroom
- Two Reception Rooms : Useful Basement Store Room
- Impressive 21ft Kitchen/Breakfast Room with Appliances
- Gas Central Heating : Lean-To Conservatory/Utility
- Lovely Easterly Facing Rear Garden



In Brief

Fry & Kent has pleasure in marketing for sale this **CHARMING** Victorian bay & forecourt terraced house situated in an excellent central Southsea location within the highly requested Castle Road **CONSERVATION** Area. With the main shopping precinct, excellent schooling and the seafront within a short walk, this is the **PERFECT** setting for those looking for a family home.

At just under 2,000 sq.ft (181 sq.m) spanning three floors, this **SPACIOUS** property comprises; recessed entrance porch, split-level hallway, living room, separate dining room with French doors to a lean-to conservatory/utility together with a very **IMPRESSIVE** 21ft kitchen/breakfast room complete with integrated appliances. On the first floor, there are three **DOUBLE** bedrooms, a large family bathroom with shower and a separate w.c while on the upper floor there is a fourth double bedroom. The 26ft basement provides **EXCELLENT** additional storage.

Externally, there is a delightful easterly facing walled rear garden with small store. Viewing is strongly recommended to avoid disappointment.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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Pelham Road, Southsea

Approximate Gross Internal Area = 180.7 sq m / 1945 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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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
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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
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Southsea, PO5 2BA
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