# 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 Lovely Easterly Facing Rear Garden
- Two Reception Rooms: Useful Basement Store Room
- Impressive 21ft Kitchen/Breakfast Room with Appliances
- Gas Central Heating: Lean-To Conservatory/Utility





#### 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.

## £550,000

**KEY FACTS** 

**TENURE:** Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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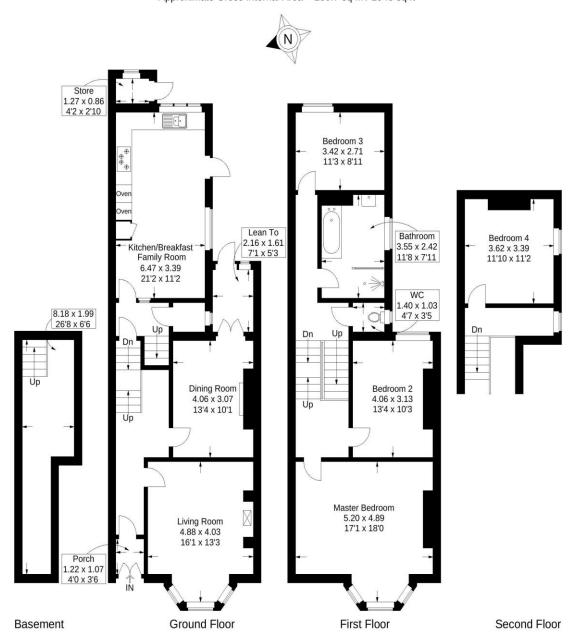






## Pelham Road, Southsea

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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