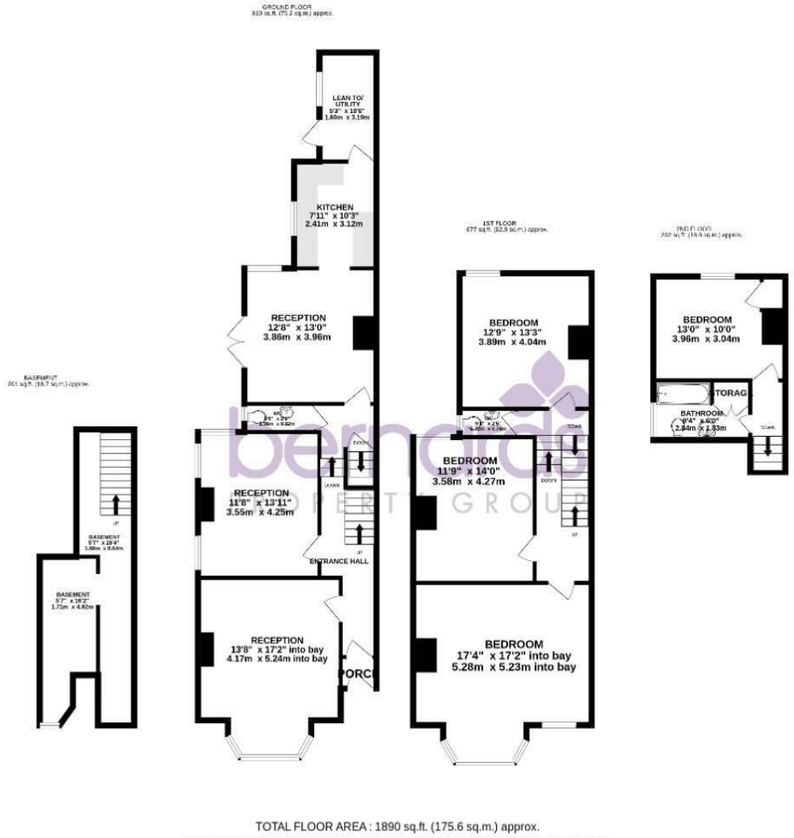

TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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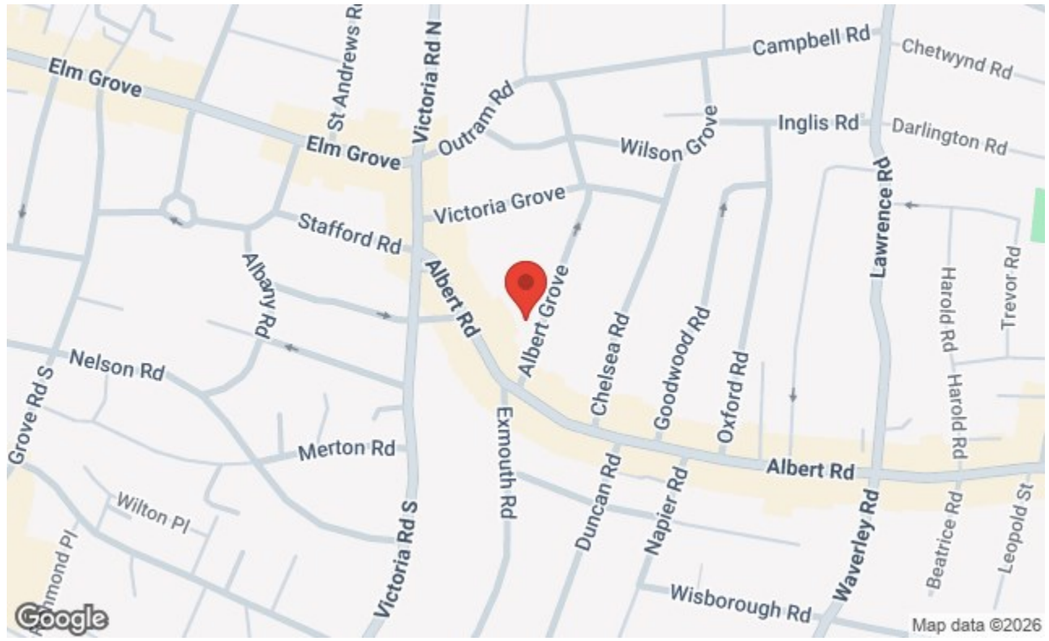

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HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- W/C TO EVERY FLOOR
- PERIOD CORRECT FEATURES
- SOUTH FACING GARDEN
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CLOSE TO ALBERT ROAD
- CALL TO VIEW

BEAUTIFUL FOUR BEDROOM FAMILY HOME IN CENTRAL SOUTHSEA

Welcome to Albert Grove and this wonderful four bedroom semi-detached family home located in a sought after central Southsea location. The home is neutrally decorated throughout and provides a fine balance between modern and period correct features.

As you enter the home you are greeted with a warm welcome and you quickly get a feel for the size of the home. Three large reception rooms provide ample yet flexible space with largest of them located at the front of the property and no doubt the heart of the home boasting the bay front. A downstairs W/C , fully fitted kitchen and utility room are towards the back of the property offering the separation in rooms that many are looking for. French doors lead out onto a low maintenance south facing rear garden, completing the ground floor.

On the first floor you have three large bedrooms with the master bedroom being a sizable room benefiting from the bay window flooding the room with natural light. There is also the addition of a W/C on this this floor. On the second floor you have another double bedroom and a three piece family bathroom.

The location is second to none with a Southsea seafront close by, a short walk to local schools and amenities and easy access across Southsea via transport links. A viewing is highly advised.

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SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

RECEPTION
13'8" x 17'2" (4.17 x 5.24)

RECEPTION TWO
11'7" x 13'11" (3.55 x 4.25)

RECEPTION THREE
12'7" x 9'8" (3.86 x 2.96)

KITCHEN
7'10" x 10'2" (2.41 x 3.12)

LEAN TO/ UTILITY
5'2" x 10'5" (1.60 x 3.19)

W/C

BASEMENT
5'7" x 16'1" (1.71 x 4.92)

FIRST FLOOR

BEDROOM ONE
17'3" x 17'1" (5.28 x 5.23)

BEDROOM TWO
11'8" x 14'0" (3.58 x 4.27)

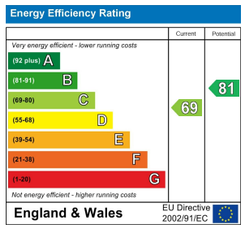
BEDROOM THREE
12'9" x 13'3" (3.89 x 4.04)

W/C

SECOND FLOOR

BEDROOM FOUR
13'0" x 9'11" (3.98 x 3.04)

BATHROOM
9'3" x 6'0" (2.84 x 1.83)



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