



## 2 St. Georges Terrace St. Georges Road , Southsea, PO4 9QS

**Guide price £575,000**

**\*\* SOUTHSEA TOWNHOUSE WITH PARKING JUST MOMENTS FROM THE SEAFRONT, WITH SEAVIEWS \*\***  
Chain Free | 4/5 Bedrooms | Downstairs W.C | Utility Room | Ensuite Bathroom

The ground floor features a delightful open-plan kitchen area, which is beautifully finished and perfect for both cooking and entertaining. The two spacious reception rooms provide ample space for relaxation and family gatherings. Additionally, the property includes a convenient downstairs W.C., and upstairs utility room, enhancing its practicality for everyday living.

With four bedrooms currently, there is the potential to revert to five, catering to the needs of larger families or those seeking extra space. The master bedroom benefits from an ensuite bathroom, while a family bathroom serves the remaining bedrooms, ensuring comfort and privacy for all.

Outside, the low-maintenance rear garden is a true gem, offering side access and storage for bikes and seaside equipment, making it perfect for those who enjoy outdoor activities. The property also boasts off-road parking, a valuable asset in this desirable location.

Just a stone's throw from the seaside, this home is ideally situated for those who appreciate coastal living, with local amenities and attractions within easy reach. This property presents a wonderful opportunity for families or individuals seeking a stylish and practical home in a sought-after area. Don't miss the chance to make this lovely townhouse your own.

- 4/5 Bedrooms Semi Detached Town House
- CHAIN FREE
- Off Road Parking
- Open Plan Kitchen Area and Separate Utility Room
- Well Presented Throughout
- 'A Stones Throw' / Walking Distance To The Seaside
- Desirable Location
- SEA VIEWS and Ensuite Bathroom to Master Bedroom
- Downstairs W.C.
- Low Maintenance Garden With Storage

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.





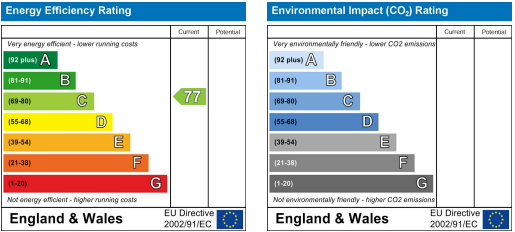
Floor Plan



Area Map



Energy Efficiency Graph



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