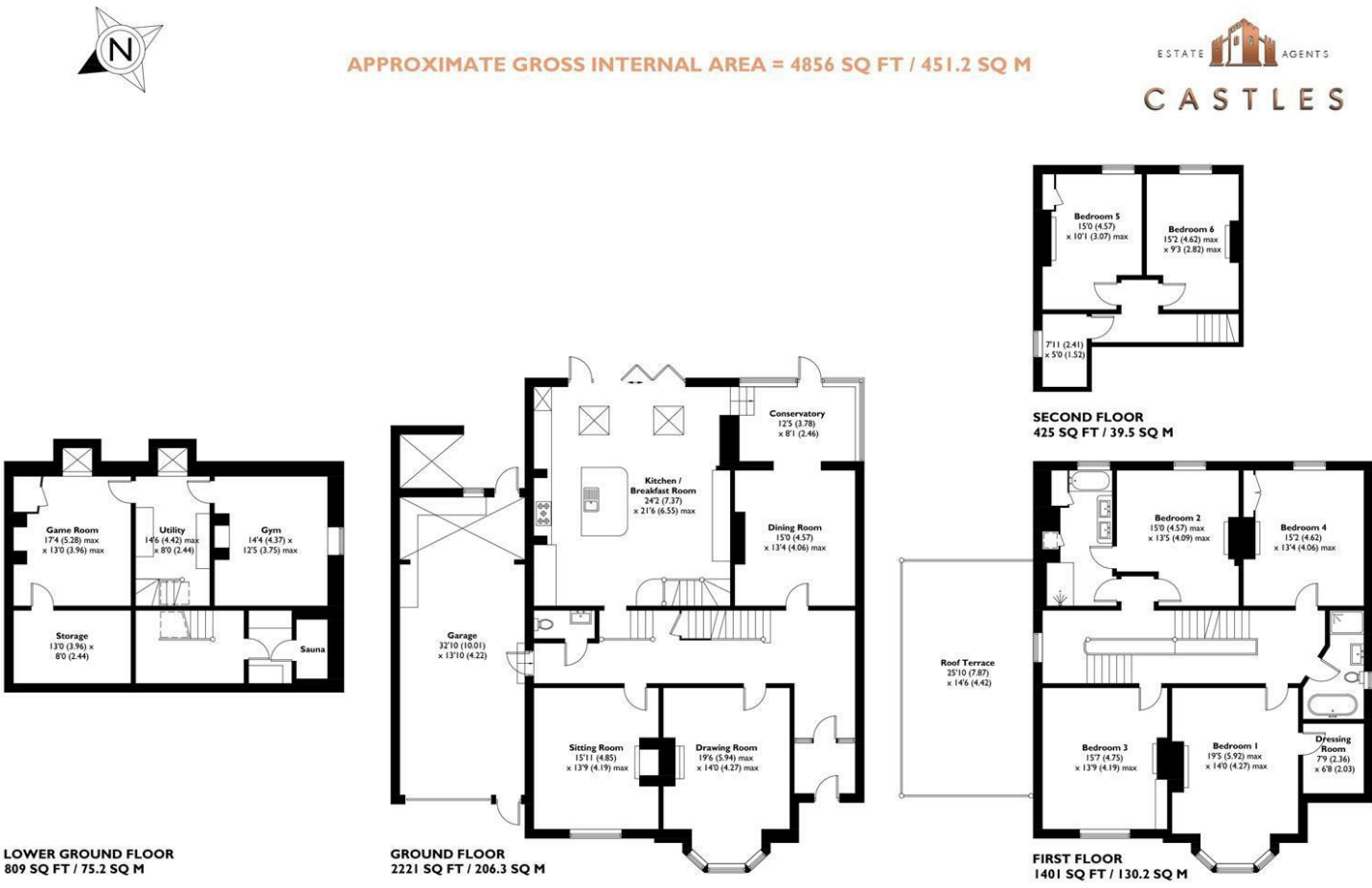


Floor Plan



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. Created by Emzo Marketing (ID871922)

Produced for Castles Estate Agents



## 18 St. Davids Road

### Southsea, PO5 1QN

We are pleased to welcome to the market this exceptional six bedroom detached character property with garage and off road parking located in St Davids Road, Southsea.

Upon entering the home you are met with a grand entranceway featuring original staircase and stain glass windows. The ground floor consists of two reception rooms to the front of the property with a separate dining room and open plan kitchen diner to the rear. This has bi-folding doors that open up onto the rear garden. There is also a conservatory, downstairs w/c and access into the garage from this floor.

The basement of this property has been fully tanked and now features a gym, sauna, utility room, games room and storage facilities.

Moving up to the first floor you have high ceilings and period features in abundance and there are four bedrooms and two bathrooms on this level. Up on to the second floor there are a further two bedrooms.

Externally the home benefits from off road parking and a double garage to the front. The rear has a fair sized garden featuring a seating area and jacuzzi area. Above the garage there is also a terrace which is accessible.

For more information or to arrange a viewing on this exceptional home please call Castles today.

### DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER  
PO16 9QD



02394318899

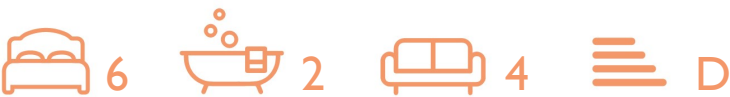


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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £1,200,000

18 St. Davids Road  
Southsea, PO5 1QN



- SIX BEDROOMS
- DOUBLE GARAGE
- OPEN PLAN KITCHEN DINER
- SAUNA IN BASEMENT
- TWO BATHROOMS
- OFF ROAD PARKING
- PERIOD FEATURES
- EXCEPTIONAL FAMILY HOME
- GYM IN BASEMENT
- FOUR RECEPTION ROOMS

**DRAWING ROOM**  
19'5" x 16'3" (5.94 x 4.97)

**SITTING ROOM**  
15'10" x 13'8" (4.85 x 4.19)

**DINING ROOM**  
14'11" x 13'3" (4.57 x 4.06)

**CONSERVATORY**  
12'4" x 8'0" (3.78 x 2.46)

**KITCHEN DINER**  
24'2" x 21'5" (7.37 x 6.55)

**GARAGE**  
32'10" x 13'10" (10.01 x 4.22)

**BEDROOM ONE**  
19'5" x 14'0" (5.92 x 4.27)

**BEDROOM TWO**  
14'11" x 13'5" (4.57 x 4.09)

**BEDROOM THREE**  
15'7" x 13'5" (4.75 x 4.09)

**BEDROOM FOUR**  
15'1" x 13'3" (4.62 x 4.06)

**BATHROOM**

**BEDROOM FIVE**  
14'11" x 10'0" (4.57 x 3.07)

**BEDROOM SIX**  
15'1" x 9'3" (4.62 x 2.82)

**BATHROOM**

**GYM**  
14'4" x 12'3" (4.37 x 3.75)

**UTILITY**  
14'6" x 8'0" (4.42 x 2.44)

**GAMES ROOM**  
17'3" x 12'11" (5.28 x 3.96)

**STORAGE**  
12'11" x 8'0" (3.96 x 2.44)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

