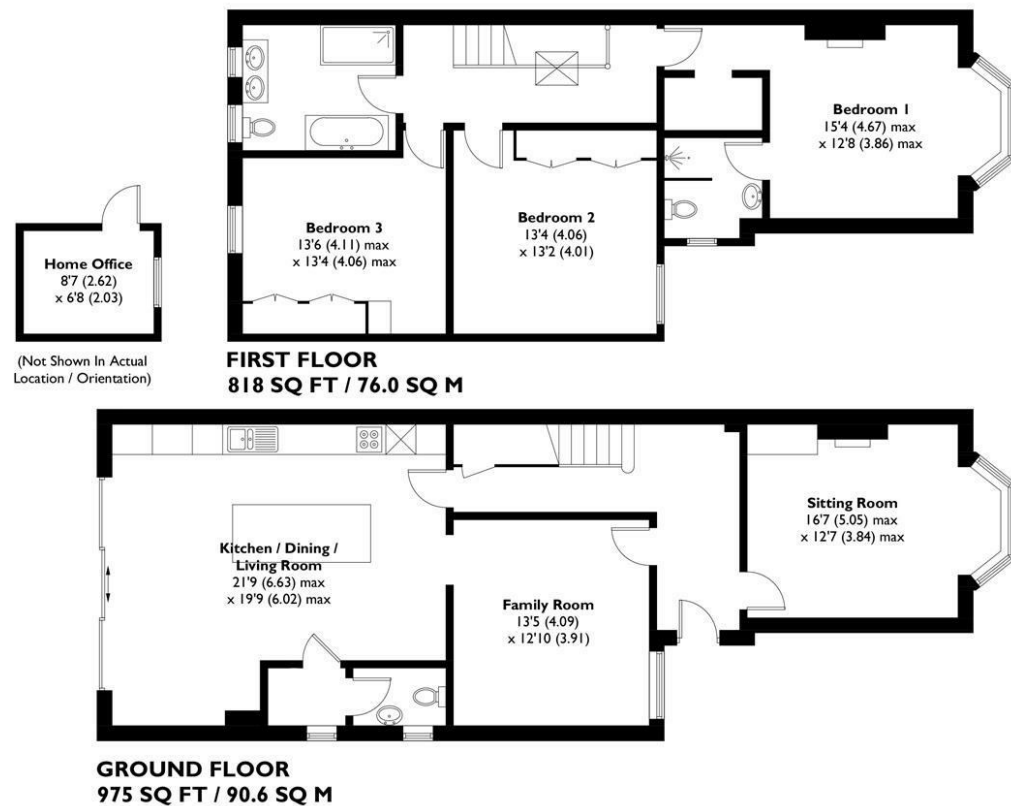


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1793 SQ FT / 166.6 SQ M
HOME OFFICE = 57 SQ FT / 5.3 SQ M
TOTAL = 1850 SQ FT / 171.9 SQ M



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 (ID858508)
Produced for Castles Estate Agents



20 Exeter Road
Southsea, PO4 9PZ

Castles are pleased to welcome to the market this immaculate three bedroom home with off road parking in the popular location of Exeter Road, Southsea.

This property has been extensively renovated and modernised in the past four years. This property offers highly desirable contemporary living whilst keeping the charm of its Victorian heritage. A truly beautiful home.

Upon entering the property, you are greeted by a large entrance hallway with Victorian monochrome tiling. The impressive front lounge is light and airy, benefitting from a wood burner, alcove storage and Plantation Shutters. There is a second reception room in the centre of the home, currently used as a playroom, also with Shutters.

The rear of the property has been extended and now features a large kitchen diner with downstairs w/c and bespoke utility room. The rear extension has engineered oak flooring throughout, three electric Velux windows and sliding glass doors across the width of the property, flooding the space with natural light. The kitchen appliances and white goods are integrated and feature a Neff induction hob and two Slide and Hide ovens. The kitchen island, worktop and seamless splashback is all white Corian.

Moving upstairs via the oak staircase you will find three large double bedrooms. The Master Suite has a modern wet room and walk-in wardrobe. The other two bedrooms are generously proportioned with fitted wardrobes. The front facing bedrooms have Plantation Shutters, both with internal blackout blinds. There is also a substantial family bathroom featuring bath and separate shower with double vanity sinks.

The rear walled garden is west facing and has been expertly landscaped with low maintenance in mind. The design includes a raised seating area and cedar clad home office. If required, there is secured planning permission to extend the home, creating a third floor with two further bedrooms, one with en-suite.

Offers over £800,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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20 Exeter Road

Southsea, PO4 9PZ



- THREE LARGE DOUBLE BEDROOMS
- OFF ROAD PARKING
- HIGH SPEC FINISH THROUGHOUT
- EXTERNAL HOME OFFICE
- SHORT WALK TO CANOE LAKE
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINER
- WEST FACING GARDEN
- PERIOD FEATURES
- CLOSE TO SEAFRONT

SITTING ROOM
16'6" x 12'7" (5.05 x 3.84)

FAMILY ROOM
13'5" x 12'9" (4.09 x 3.91)

KITCHEN DINER
21'9" x 19'9" (6.63 x 6.02)

UTILITY + W/C

BEDROOM ONE
15'3" x 12'7" (4.67 x 3.86)

BEDROOM TWO
13'3" x 13'1" (4.06 x 4.01)

BEDROOM THREE
13'5" x 13'3" (4.11 x 4.06)

BATHROOM

HOME OFFICE
8'7" x 6'7" (2.62 x 2.03)

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.

