

WILTON PLACE

SOUTHSEA | HAMPSHIRE | PO5 2BG



£295,000

Freehold

- Delightful Two Bedroom Victorian Cottage
- Fabulous Town Centre Location
- Open Plan Living/Dining Room with Log Burner
- 17ft Kitchen/Breakfast Room with Oven & Hob
- Two Double Bedrooms plus Large Bathroom
- Gas Central Heating & Some Double Glazing
- Enclosed Walled Courtyard Garden with Store
- Newly Fitted Carpets : No Forward Chain



In Brief

Fry & Kent has pleasure in marketing for sale this **DELIGHTFUL** mid terraced Victorian cottage situated in the heart of Central Southsea just a stroll off Palmerston Road shopping precinct and the many bars, cafes and restaurants associated with this **FASHIONABLE** district. Located within the Owens **CONSERVATION** Area, the house is also situated within a short walk to Southsea **SEAFRONT** and open common perfect for regular exercise.

Freshly redecorated throughout together with newly fitted carpets to the principal rooms, the surprisingly **SPACIOUS** accommodation comprises; open plan living and dining room with feature central fireplace and log-burner, 17ft kitchen/breakfast room with integrated oven and hob plus two **DOUBLE** bedrooms and a spacious bathroom on the first floor.

Externally, there is an enclosed walled low maintenance rear garden with a useful brick outbuilding. There is also residents permit parking in this street. Complete with gas central heating, part double glazing and no forward chain, we would recommend viewing this charming home as soon as possible.

£295,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'C'



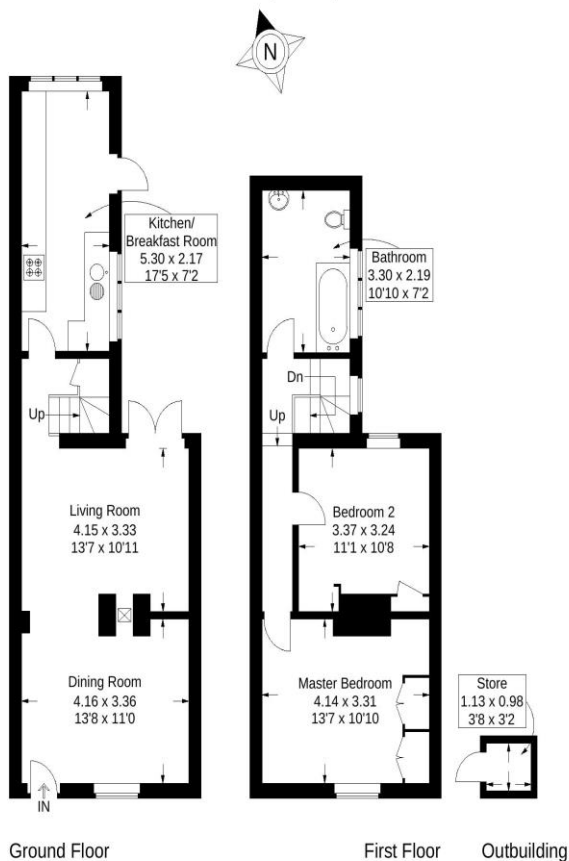
WILTON PLACE

SOUTHSEA | HAMPSHIRE | PO5 2BG



Wilton Place, Southsea

Approximate Gross Internal Area = 85 sq m / 915 sq ft
 Outbuilding = 1.1 sq m / 12 sq ft
 Total = 86.1 sq m / 927 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.

Southsea
 Sales & Lettings
 7/9 Stanley Street,
 Southsea, PO5 2DS
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
 Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth, PO1 2JD
 Tel: 023 9281 5221

Drayton & Out of Town
 Sales & Lettings
 139 Havant Road,
 Drayton, PO6 2AA
 Tel: 023 9221 0101

London
 Sales & Lettings
 Mayfair Office, Cashel House,
 15 Thayer Street, W1U 3JT
 Tel: 0870 112 7099

Southsea
 Admin Centre
 12 Marmion Road,
 Southsea, PO5 2BA
 Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

