

# VILLIERS ROAD

SOUTHSEA | HAMPSHIRE | PO5 2HQ



£765,000

Freehold

- Stunning Grade II Listed Victorian Villa
- Lovely Tree-Lined Road within Conservation Area
- Short Walk to Shopping precinct and Seafront
- Five Double Bedrooms plus Four En-Suites
- Three Reception Rooms including Family Room
- Kitchen/Breakfast Room with Integrated Appliances
- Family Bathroom : Cloakroom : Utility
- Detached Triple Garage plus Ample Extra Parking



## In Brief

Fry & Kent has pleasure in marketing for sale this outstanding VICTORIAN semi-detached VILLA situated in one of Southsea's delightful tree-lined roads within the Owens CONSERVATION Area close to the main shopping precinct at Palmerston Road and just a stroll from Southsea seafront.

Built around 1853, this elegant GRADE II Listed residence is approached via double wrought iron gates leading to secure parking for a number of vehicles whilst the gabled porch and stone steps lead to the four storey accommodation of just under 2,000 sq ft (183.8 sq.m). There are Five DOUBLE bedrooms, four with en-suite shower rooms plus the main family Art Deco style bathroom together with a groundfloor living room, family/TV room, dining room and well-equipped kitchen/breakfast room complete with integrated appliances.

Externally, the expansive block paved driveway leads to an impressive DETACHED TRIPLE GARAGE and workshop, perfect for car enthusiasts. The courtyard section of the garden also enjoys a SOUTHERLY aspect. Without doubt, this fine home must be seen to fully appreciate the location, accommodation and garaging on offer.

£765,000

## KEY FACTS

TENURE: Freehold

EPC RATING: Exempt as Grade II Listed

COUNCIL TAX BAND: 'E'



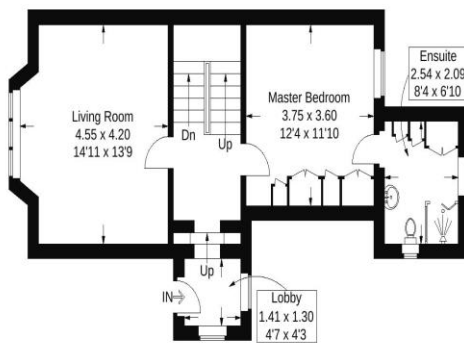
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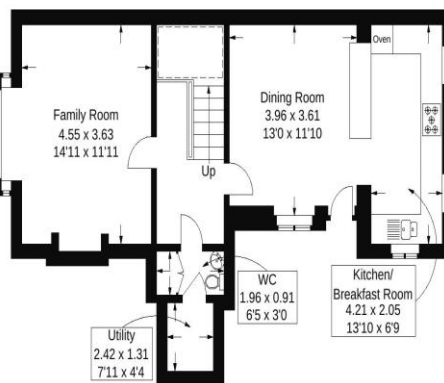


### Villiers Road, Southsea

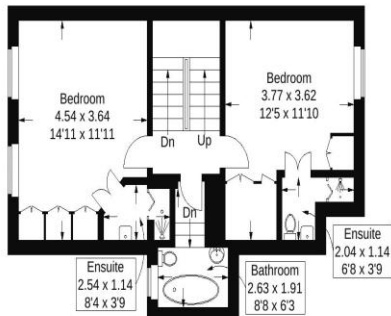
Approximate Gross Internal Area = 183.8 sq m / 1978 sq ft  
 Outbuilding = 49.3 sq m / 531 sq ft  
 Total = 233.1 sq m / 2509 sq ft



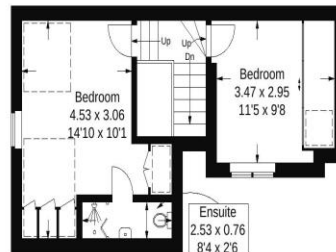
Ground Floor



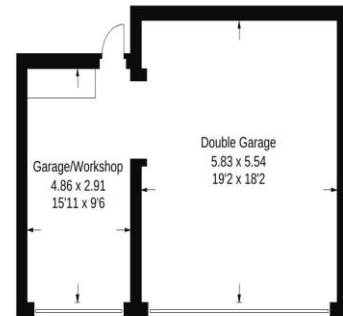
Lower Ground Floor



First Floor



Second Floor



Outbuilding

Reduced headroom below 1.5m / 5'0"

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.

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