


**£825,000**

**208 Southampton Road**

Portsmouth, PO6 4RZ

This impressive detached property overlooks Portchester Harbour, the Historic castle and has far reaching views towards Gunwharf Quays and the iconic Spinnaker Tower in the distance. The property is offered with no forward chain and provides extensive accommodation with 2739 sq ft of living space arranged over two primary floors including the loft space and comprises: hallway, living room, sitting room, dining room, conservatory, open plan L shaped kitchen/breakfast room and utility area on the ground floor with four bedrooms, an en-suite shower room, large family bathroom and separate shower room on the first floor with a further loft room (bedroom 5) accessible via a spiral staircase from the first floor landing. The house is set back from the road with a deep driveway with side pedestrian access, a garage and enclosed rear garden.

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**LIVING ROOM** 21' 4" x 8' 10" increasing to 14' 0" (6.5m x 2.69m)

**SITTING ROOM** 21' 8" x 12' 0" (6.6m x 3.66m)

**DINING ROOM** 14' 4" x 10' 2" (4.37m x 3.1m)

**CONSERVATORY** 12' 2" x 10' 3" (3.71m x 3.12m)

**KITCHEN/BREAKFAST ROOM** 23' 9" x 9' 10" increasing to maximum 14' 9" (7.24m x 3m)

**SHOWER ROOM**

**BEDROOM FOUR** 11' 0" x 8' 10" (3.35m x 2.69m)

**BEDROOM ONE** 16' 0" into bay x 11' 7" (4.88m x 3.53m)

**BEDROOM THREE** 13' 3" x 12' 0" (4.04m x 3.66m)

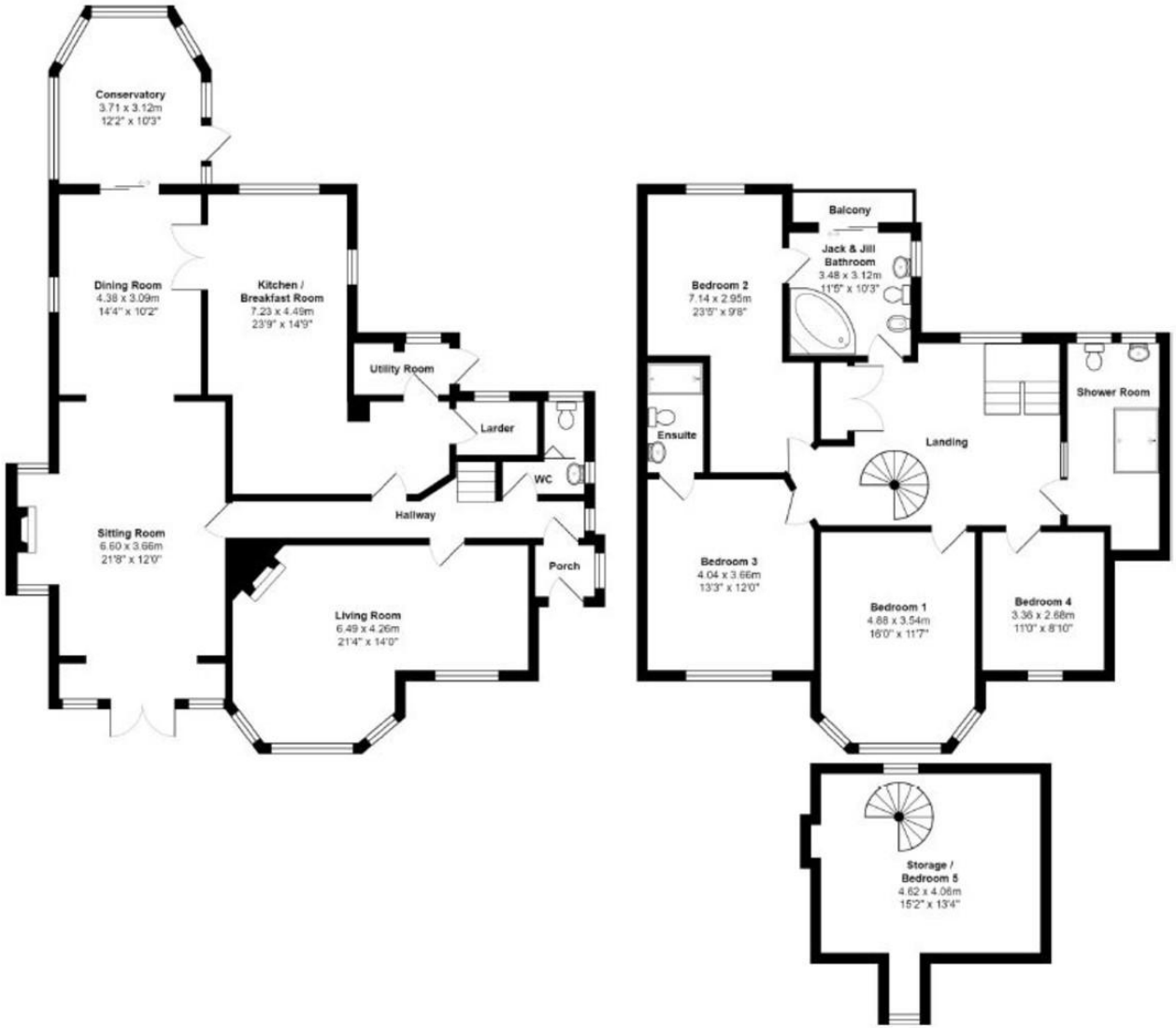
**EN-SUITE SHOWER ROOM**

**BEDROOM TWO** 23' 5" x 9' 8" (7.14m x 2.95m)

**JACK & JILL BATHROOM** 11' 5" x 10' 3" (3.48m x 3.12m)

**STORAGE / BEDROOM FIVE** 15' 2" x 13' 4" (4.62m x 4.06m)

**DETACHED GARAGE** 21' 7" x 14' 5" (6.58m x 4.39m)

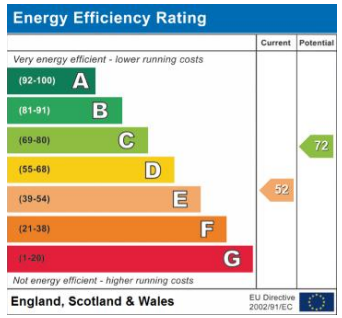



**LOCAL AUTHORITY**
Portsmouth City Council

**TENURE**
Freehold

**COUNCIL TAX BAND**
Band F

**VIEWINGS**
By prior appointment only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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