





Albany Road, Southsea PO5 2AB

fox & sons

welcome to

Albany Road, Southsea

Nestled in the heart of one of Southsea's most sought-after locations, Cameron House is an impressive five-bedroom semi-detached residence situated within the highly desirable Albany Road Conservation Area.

Entrance Porch
Door to hallway

Hallway
Stairs down to lower ground floor. Stairs to first floor. Doors to dining room, lounge and WC.

Dining Room
Double glazed bay window to front aspect. Feature fireplace, wood flooring, two radiators.

Lounge
Double glazed bay window to front aspect. Feature fireplace, carpet flooring, radiators.

W C (mezzanine Floor)
Double glazed window to rear aspect. Low level WC, wash hand basin.

Lower Ground Floor
Study
Double glazed bay window to front aspect. Fireplace, wood flooring, radiators, patio doors leading to the rear garden.

Kitchen
Double glazed bay window to front aspect. Double glazed window to rear aspect. Range of wall and base units with work surface over incorporating sink unit. Space for washing machine and dishwasher and fridge. Gas hob with extractor hood over. Radiator, tiled floor.

Utility Room
Double glazed window to side aspect.

W C (mezzanine Floor)
Double glazed window to rear aspect. Low level WC, wash hand basin.

First Floor Landing
Double glazed window to rear aspect. Stairs to second floor. Doors to:

Bedroom One
Double glazed windows to front and rear aspects. Built-in wardrobes, carpet flooring, radiator.

Bedroom Two
Double glazed windows to front and rear aspects. Built-in wardrobes, fireplace, carpet flooring, radiators.

Shower Room
Double glazed window to front aspect. Shower, wash hand basin, radiator.

Wet Room (mezzanine Floor)
Double glazed window to rear aspect. Shower with tiled floor and drainage, wash hand basin.

Second Floor Landing
Doors to:

Bedroom Three
Double glazed window to front aspect. Carpet flooring, radiator, fireplace.

Bedroom Four
Double glazed window to front aspect. Carpet flooring, radiator, built-in wardrobe, fireplace.

Bedroom Five
Double glazed window to front aspect. Carpet flooring, radiator.

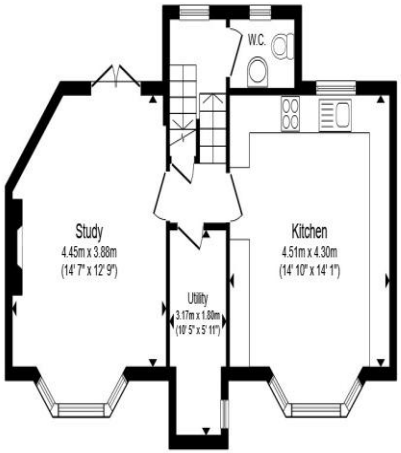
Bathroom
Double glazed window to rear aspect. Bath with shower attachment over, low level WC, wash hand basin. Radiator, mainly tiled walls.

Outside

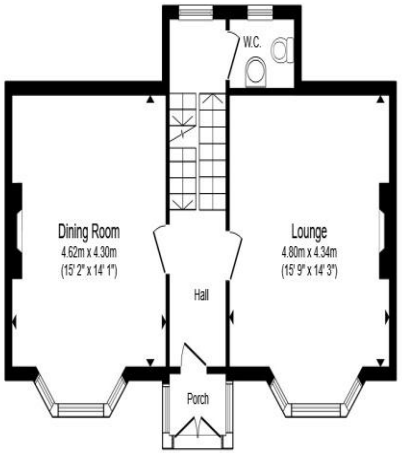
Front Garden
Gated front garden with mature shrubs. Steps leading to front door. Off road parking space to the side of the garden.

Rear Garden
Low maintenance private rear garden with side access leading to the front of the property.

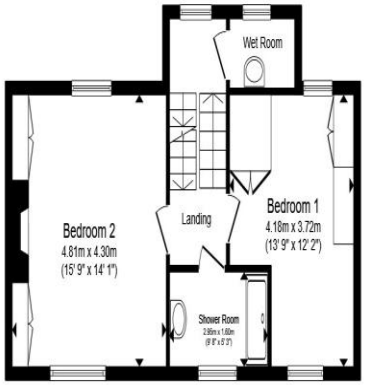
Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



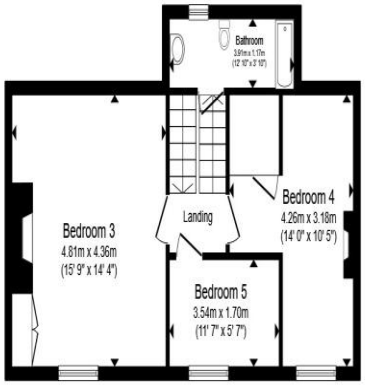
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 208.7 m² (2,246 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Albany Road,

Southsea

- Five Bedroom Semi Detached Residence
- Set over Four Levels
- Requested Conservation Area
- Off Road Parking
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: E
Council Tax Band: F



£850,000

view this property online fox-and-sons.co.uk/Property/SOS106566

The Property Ombudsman

Property Ref:
SOS106566 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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