



Connells

Portland Place East
Leamington Spa

Portland Place East Leamington Spa CV32 5ET

for sale
£850,000



Property Description

Situated in the heart of Leamington Spa, this charming Grade II Listed four-bedroom townhouse is arranged over four floors and combines period character with spacious and versatile living accommodation. Conveniently located in the heart of Leamington Spa, within walking distance of the town centre, railway station, and a variety of boutique shops, cafés, and restaurants.

The accommodation is generously proportioned throughout and briefly comprises a welcoming entrance hallway, an elegant bay-fronted living room, a separate dining room, and a study/bedroom, providing excellent space for both everyday living and home working.

The lower ground floor features a spacious kitchen/dining room, an additional reception room, utility room, and cloakroom, creating a practical and flexible family living space.

To the first floor are two well-proportioned double bedrooms, including the impressive principal bedroom, which benefits from a walk-in wardrobe and en-suite shower room. A family bathroom serves this floor.

Occupying the second floor is a further generous double bedroom with an adjoining dressing area or study space, ideal for a variety of uses.

Outside, the property enjoys a substantial south-facing rear garden, providing an attractive outdoor space for entertaining, relaxation, and family enjoyment.

This beautiful period home offers a rare opportunity to acquire a characterful Regency property in one of Leamington Spa's most convenient and desirable locations.

Lower Ground Floor

With doors to the kitchen, additional reception room, cloakroom, utility room and store.

Cloakroom

Fitted with a wash hand basin and a low level W/C.

Reception Room

Featuring door leading to the garden and a feature fireplace.

Kitchen Diner

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated, eye-level, double electric oven and five ring gas hob with cooker hood over, whilst providing space for fridge/freezer. Housing the gas boiler and comprising a built-in cupboard, ceiling spotlights, a double glazed window to front elevation and a door to front elevation.

Utility Room

Fitted with wall and base units with work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Providing space for a washing machine and a tumble dryer, with a door to rear elevation.

Ground Floor

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor and stairs leading to the lower ground floor. There is a radiator and doors to the lounge, dining room and study.

Lounge

Spacious, light and airy lounge consisting of a feature fire place, a radiator, picture rails and a bay window to front elevation.

Dining Room

Having picture rails, a radiator and a floor to ceiling sash window to rear elevation.

Study/Bedroom

Having a radiator and a sash window to rear elevation.

First Floor Landing

With stairs rising to the second floor, a built-in storage cupboard and doors to bedrooms one and two as well as the family bathroom.

Bedroom One

Double bedroom with ceiling spotlights, a radiator, a sash window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, a double shower and a W/C with concealed cistern. Having partly tiled walls, a heated towel rail and a sash window to front elevation. There is access to a walk-in wardrobe benefitting from fitted rails measuring 8'4 x 3'7.

Bedroom Two

Double bedroom benefitting from fitted wardrobes, solid wood flooring, a radiator and a sash window rear elevation.

Second Floor

Dressing/Study Area

Benefitting from storage into the eaves, a radiator and a door to bedroom three.

Bedroom Three

Double bedroom with a feature fireplace radiator and a dormer window to rear elevation.

Outside

Rear Garden

Private and generous, south facing rear garden being mainly laid to lawn and wall enclosed with a patio/seating area and gated rear access.

Parking

On street available.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

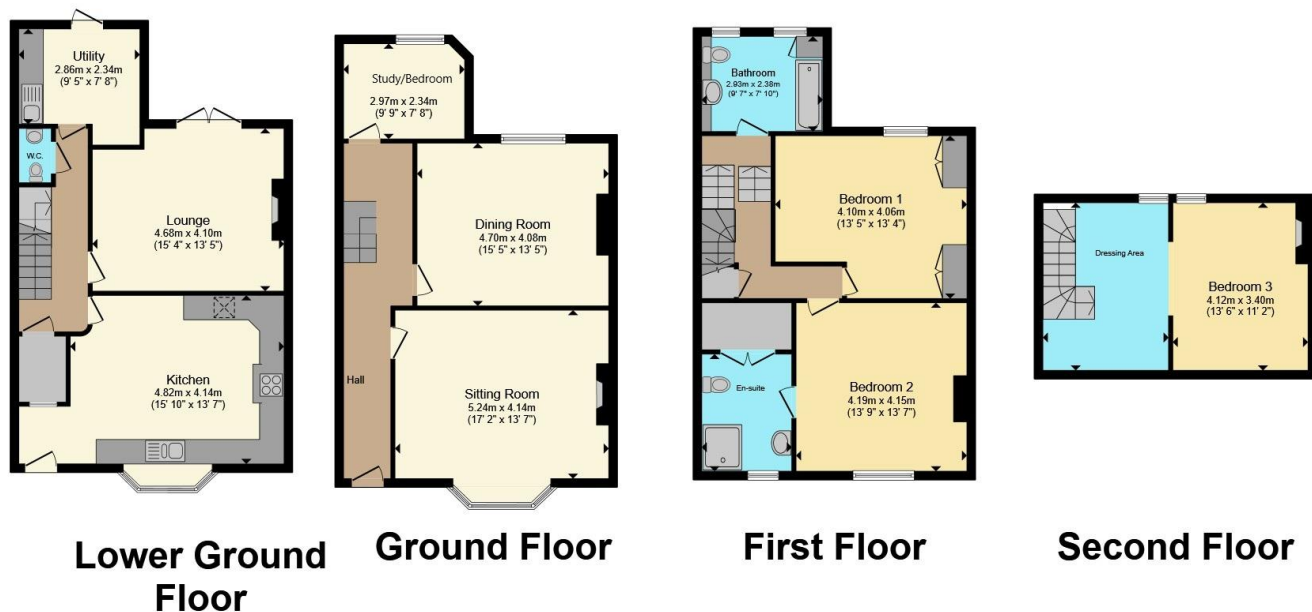
Buyer Aml Fee

Please note that the AML fee covers 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.









Total floor area 211.4 m² (2,275 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

Connells

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314773



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