



146 Kingsley Road, Southsea

Offers in Region of £450,000

 chinneckshaw



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Southsea

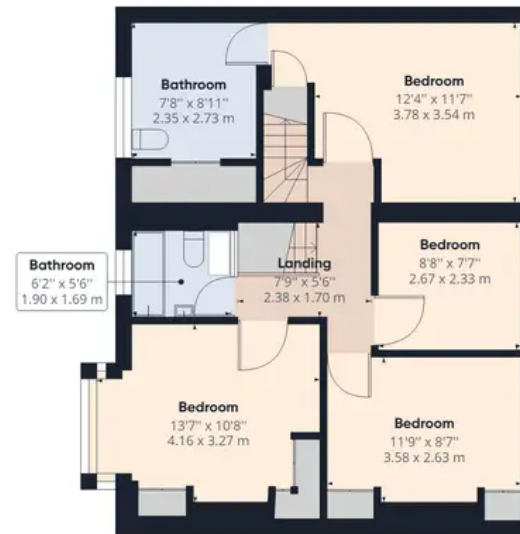
What a stunning home! This much extended 1930's built five bedroom semi detached house not only gives you a large south facing back garden and garage but it directly overlooks Bransbury Park with it's wide open spaces and recreational facilities. It's a great spot to live and with an array of local shops nearby along Eastney Road, good schooling locally and Eastney and Southsea beach just a short distance away, we think this large property offers you a blank canvass to make this your perfect family home! From the front door, you are greeted by a good size hallway with stairs to the first floor and plenty of storage space under. This area has been made open plan and leads you into the Lounge Area. It's a naturally light room and a great shape to which gives you lots of different layout options for your furniture! The next area follows a similar theme with an extension across the rear of this property giving you an open plan kitchen dining room. The current owner has been using this space a second lounge and with so much space available we can see why. It would be so easy to redesign this area to your own design to really make it yours. This area then leads you through to a third reception room. Perfect for use as a home office or perhaps a games room? This lovely room overlooks the garden to the rear as well as giving you access through to a cloakroom and into the garage! Upstairs you'll find a central landing area which leads to four good size bedrooms and to a large fifth bedroom which we think would make a great guest suite? Two of the four bedrooms overlook Bransbury Park with the principle room having an ensuite shower room too! There is also a family bathroom on this level.

Outside, you have a large front forecourt with wrought iron gates giving you access to the garage and in turn to the side of the property. The back garden is one of our favourite aspects of this lovely home. It's not only a great size but is South facing so has plenty of space for entertaining and a good space for little ones to play safely. Furthermore, with Bransbury Park being directly behind you it gives you that feeling of space that many

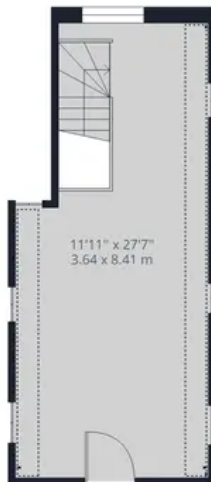




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1949.51 ft²

181.12 m²

Reduced headroom

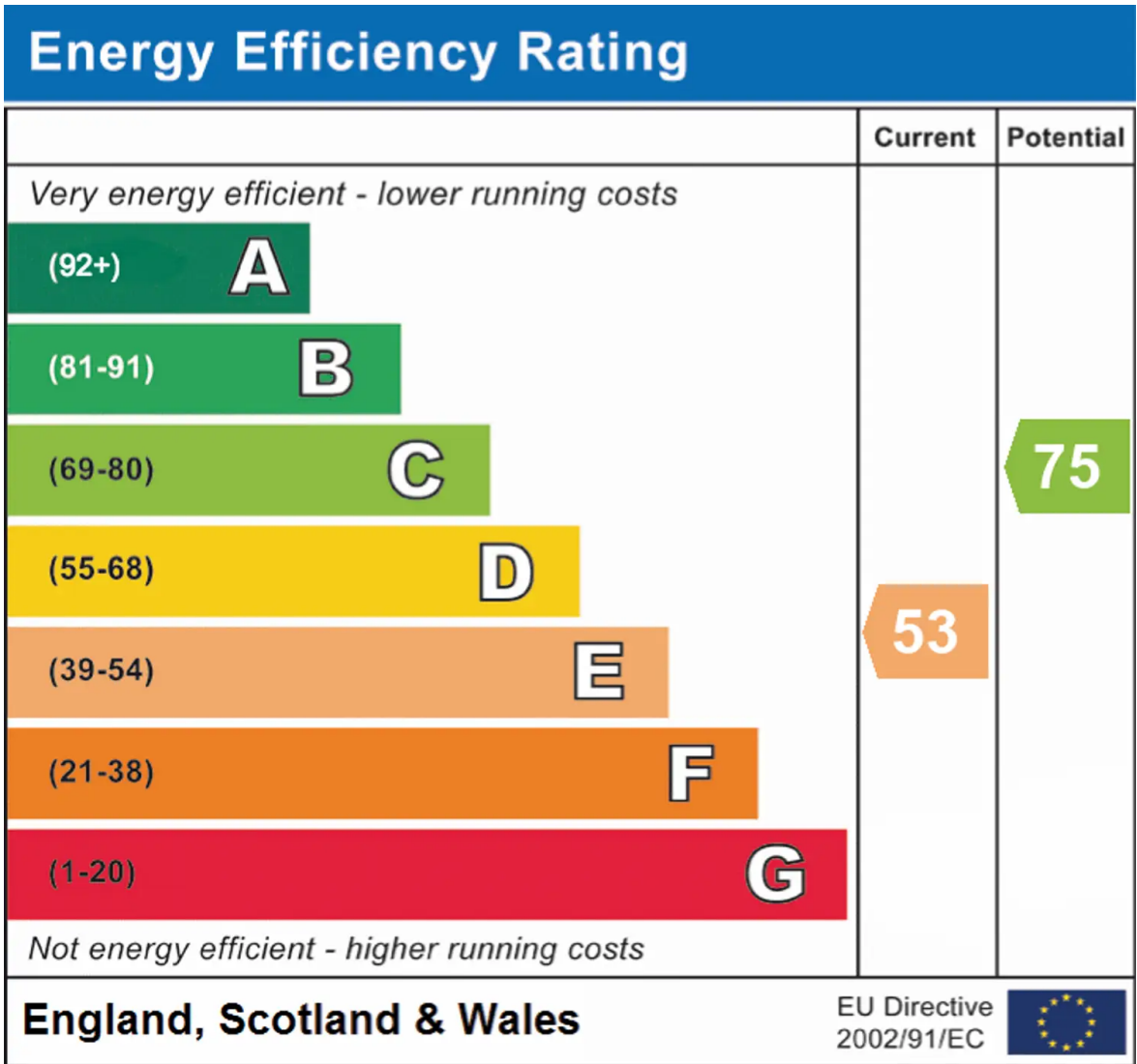
58.22 ft²

5.41 m²

(1) Excluding balconies and terraces

⌈⌋ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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