



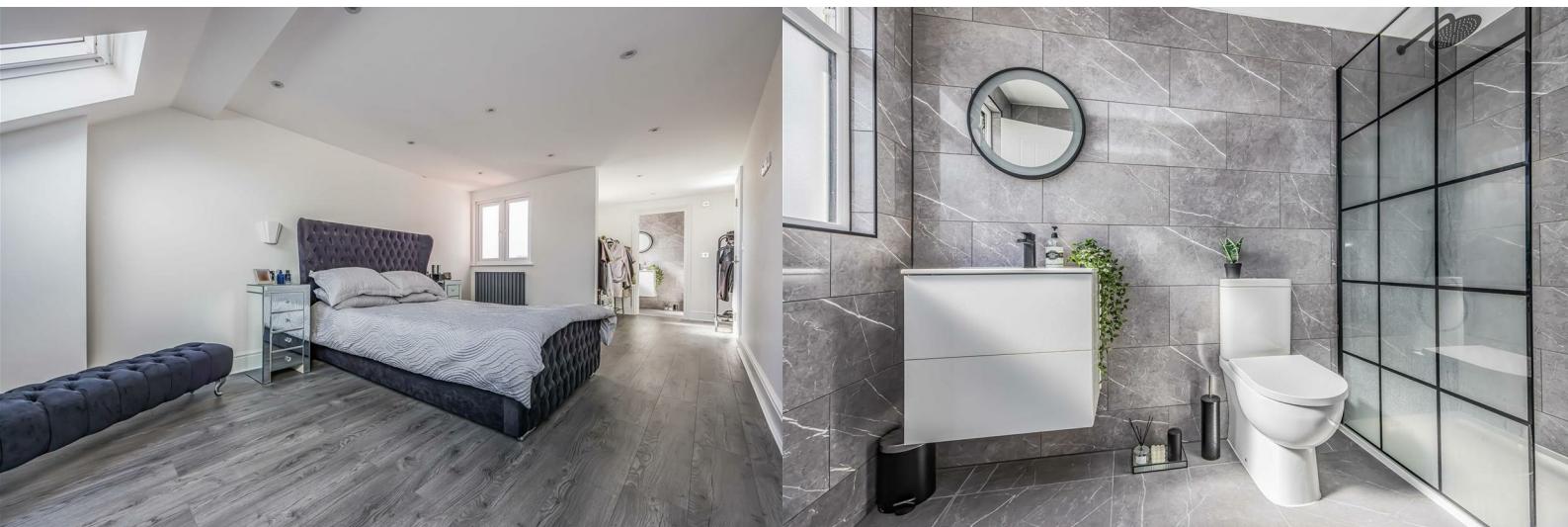
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## 72 Haslemere Road

, Southsea, PO4 8BA

Offers in excess of £400,000



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## Welcome to Haslemere Road...

Nestled on Haslemere Road in the charming area of Southsea, this well-presented mid-terrace house offers a delightful blend of modern living keeping character and charm. Boasting four generously sized bedrooms with a loft room master and En-Suite, two reception rooms, a kitchen with utility and a downstairs W/C, this property is perfect for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance hallway, with the first reception rooms to the left. The living room is ample in size offering space for sofas and furnishings, featuring a bay window with fitted blinds, and the fireplace servicing as a focal point, a lovely room ideal for relaxation.

The kitchen is well equipped with a range of floor and wall mounted units, an integrated oven with gas hob and extractor fan, sink with drainer and ample work top space. There is a useful utility room, with plumbing suitable for your washing facilities, also housing the combi boiler and a door leading out to the garden.

Reception two can be used as a dining room, with ample room for a family table or a sofa and other furnishings. The conservatory offers versatile space, complete with doors leading out to the garden and a convenient W/C.

The first floor features three well-proportioned bedrooms, all of a good size offering space for double bed and furnishings. Bedroom Two is complete with a bay window, fireplace and a built in wardrobes. The family bathroom features a bath with hand held shower, a toilet and a sink.

Onto the second floor, the recently finished loft room is an excellent master bedroom, a great size boasting space for a large king size bed and other furnishings. Complete with sky lights, a shower En-Suite and a dressing area. There is eaves space for storage.

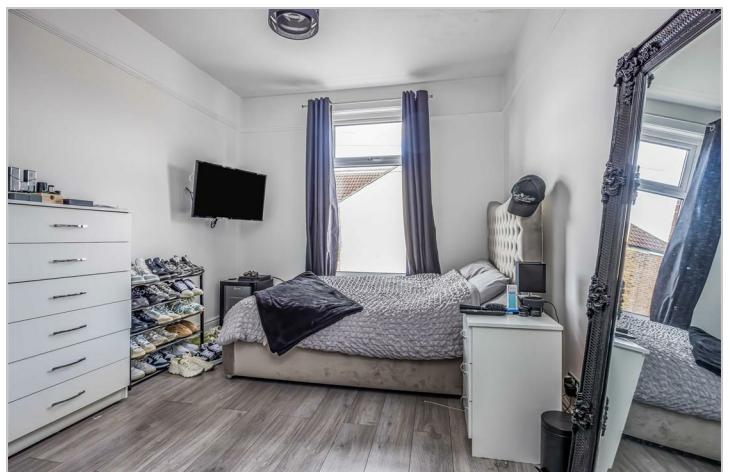
The property also boasts a private rear garden which is low maintenance, with artificial turf and patioed areas, featuring a storage shed and rear access gate.

The property benefits from gas central heating and double glazing throughout.

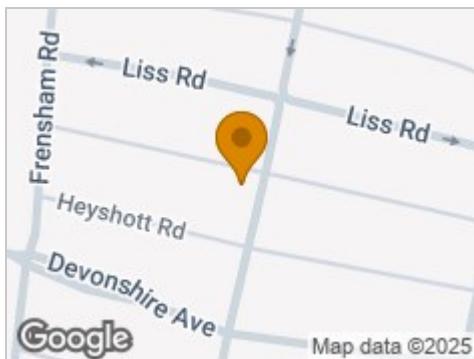
Located just a short walk from Southsea seafront, residents can enjoy the beauty of coastal living while being close to local amenities, transport links and schools. Fratton Station is half a miles walk away.

This is an excellent family home. A viewing is highly advised to appreciate what this property has to offer. Please contact the office to arrange your appointment.

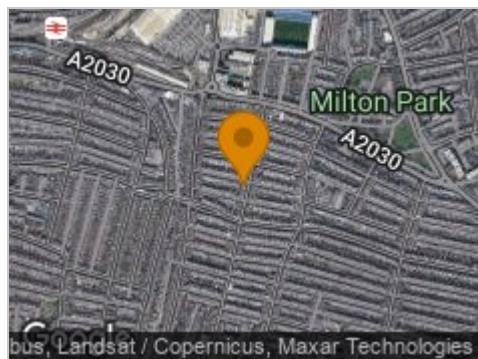
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS
- LOFT ROOM MASTER WITH EN-SUITE
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY
- FAMILY BATHROOM & DOWNSTAIRS W/C
- CLOSE TO LOCAL AMENITIES & FRATTON STATION
- WALKING DISTANCE TO SEAFRONT



## Road Map



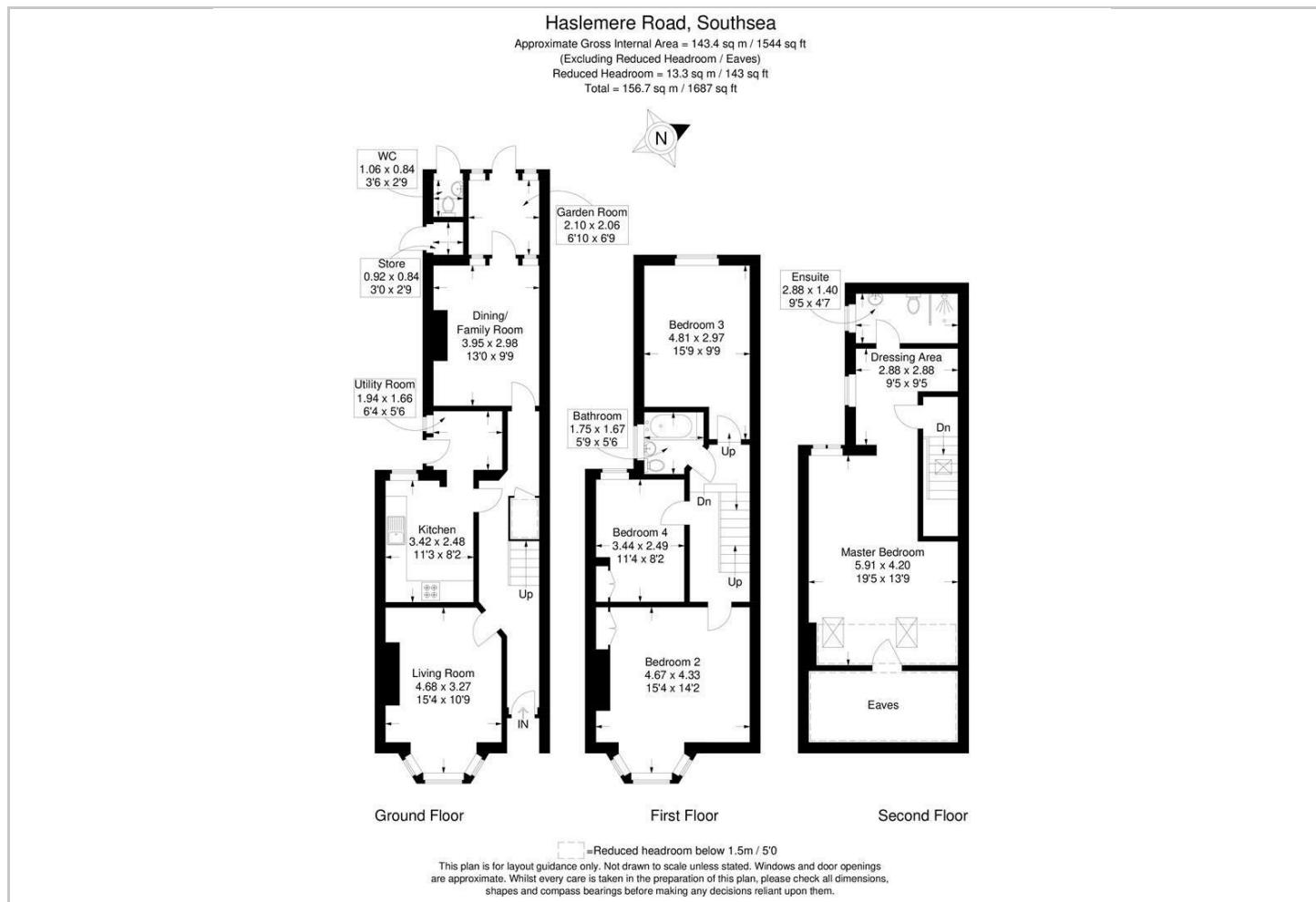
## Hybrid Map



## Terrain Map



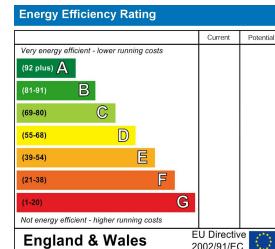
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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