65 Crofton Road

Southsea, PO4 8NY

Guide Price £320,000

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Tullys

65 Crofton Road

Milton, Southsea, PO4 8NY

THIS EXCEPTIONAL FAMILY HOME HAS UNDERGONE A RADICAL TRANSFORMATION OVER THE LAST TWELVE MONTHS AND IS NOW OFFERED FOR SALE WITH NO FORWARD CHAIN!

Benefitting from a complete refurbishment including a generous rear extension, this light filled home boasts a fabulous family friendly layout and provides many modern comforts including bi-fold doors, electronic sky-lights and air-conditioning as well as a ground floor cloakroom and first-floor shower room.

With the addition of a newly built workshop/home office at the end of the garden, this is a truly special home.

ENTRANCE HALL

Smooth ceiling, cornice, part double glazed leaded door and decorative leaded side light, stairs to the first floor, under stairs cupboard, door to cloakroom, door to lounge, tiled flooring, open to kitchen/family room.

LOUNGE

13'9" into bay x 12'5" (4.19m into bay x 3.78m)

Decorative polished plaster effect ceiling with ornate ceiling rose, cornice, picture rail, bay window to the front aspect, feature cast iron style radiator, "Mitsubishi" air conditioning unit.

KITCHEN/DINER/FAMILY ROOM

26'9" x 16'1" maximum (8.15m x 4.90m maximum)

Smooth ceiling with inset spotlights, three electronically controlled roof lights, double glazed window to the rear aspect, double glazed bi-fold doors to the rear aspect, two contemporary column style radiators, "Mitsubishi" air conditioning unit, contemporary white gloss, handless fitted kitchen units with a quartz style work surface incorporating a built-in fridge/freezer, "Neff" oven and grill and a "CDA" five ring gas hob with extractor unit over, one and a half ceramic sink with mixer tap, space and plumbing for a washing machine, central island unit in contrasting gloss red with a quartz style work surface.

CLOAKROOM

Smooth ceiling, low flush w/c, vanity unit with wash hand basin and mixer tap, laminate flooring.

FIRST FLOOR LANDING

Doors to all room, loft hatch access.

BEDROOM ONE
12'6" maximum x 11'7" maximum (irregular shape) (3.81m maximum x 3.53m maximum (irregular shape))
Smooth ceiling, double glazed window to the front aspect, radiator, "Mitsubishi" air conditioning unit.

BEDROOM TWO
12'11" maximum x 8'9" maximum (irregular shape) (3.94m maximum x 2.67m maximum (irregular shape))
Smooth ceiling, double glazed window to the rear aspect, radiator.

BEDROOM THREE
9'11" x 8'11" (3.02m x 2.72m)
Smooth ceiling, double glazed window to the rear aspect, radiator.

SHOWER ROOM
Smooth ceiling with inset spotlights, double glazed, obscured glass window to the front aspect, shower enclosure with power shower, low flush w/c, vanity with sink and mixer tap, cast iron style radiator and towel rail, laminate style flooring.

GARDEN
An Easterly aspect rear garden combining a lawned area with decorative borders and an area of "resin bond" patio, low brick wall and fenced surrounds, workshop/home office to the rear.

WORKSHOP/HOME OFFICE
16'7" maximum x 7'5" maximum (5.05m maximum x 2.26m maximum)
A purpose built workshop/home office benefitting from power and lighting with double glazed windows to the front aspect and two double glazed doors. Rear pedestrian access via rear door and gate to a shared alleyway to the rear of the property.

FURTHER INFORMATION
Council Tax Band C - £1,619

Floor Plan

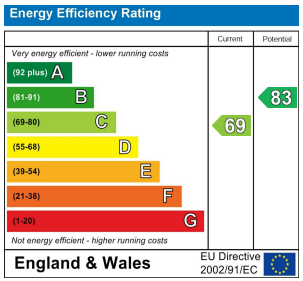
Total area: approx. 102.5 sq. metres (1103.3 sq. feet)

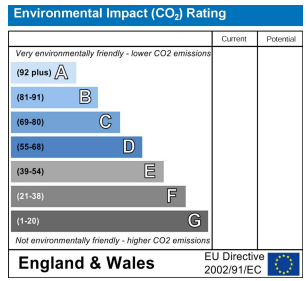
All room dimensions are approximate!
Plan produced using PlanUp.

65, Crofton Road, Milton, Southsea.

Area Map

Energy Efficiency Graph





Viewing

Please contact our Southsea Office on 023 9273 2241
if you wish to arrange a viewing appointment for this property or require further information.

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