



**Price**  
**£630,000**

**Freehold**

5x  4x  2x 

**Victoria Road North,  
Southsea, Hampshire,  
PO5**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge: 16'8 x 13'2 (5.08m x 4.02m)

Dining Room: 15'9 x 14'2 (4.80m x 4.32m)

Kitchen/Breakfast Room: 12'6 x 12'6 (3.81m x 3.81m)

Utility/Toilet: 6'10 x 4'4 (2.08m x 1.32m)

### LOWER GROUND FLOOR

Bedroom 5: 16'6 x 13'2 (5.03m x 4.02m)

En-Suite Shower Room: 8'6 x 6'3 (2.59m x 1.91m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 12'10 x 12'2 (3.91m x 3.71m)

Bedroom 2: 15'5 x 13'2 (4.70m x 4.02m)

Bedroom 3: 14'9 x 13'2 (4.50m x 4.02m)

En-Suite Shower Room: 6'9 x 4'5 (2.06m x 1.35m)

Family Bathroom: 7'3 x 6'0 (2.21m x 1.83m)

### SECOND FLOOR

Bedroom 4: 15'5 x 11'2 (4.70m x 3.41m)

En-Suite Shower Room: 6'6 x 5'3 (1.98m x 1.60m)

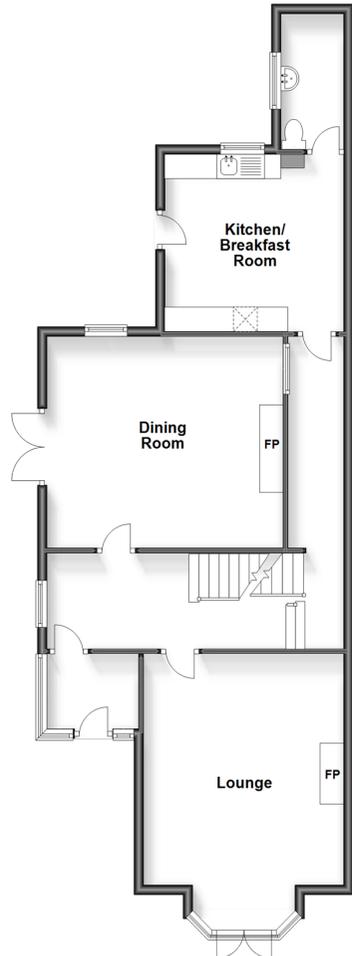
### OUTSIDE

Front and Rear Gardens

Garage

#### Split Level Ground Floor

Approx. 82.9 sq. metres (892.7 sq. feet)



#### Split Level First Floor

Approx. 74.4 sq. metres (801.3 sq. feet)



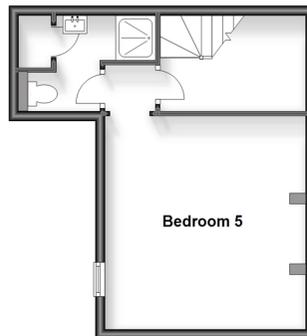
#### Second Floor

Approx. 20.0 sq. metres (215.8 sq. feet)



#### Lower Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)





## Main features

- A stunning character residence with garage in Southsea
- Tranquil gardens to enjoy
- Beautiful features throughout
- 3 en-suite bedrooms
- Close to all amenities and good transport links and road access



### Nearest Schools

Primary Schools: Somers Park Primary 0.6 miles, Cottage Grove Primary 0.6 miles, St Swithun's Catholic Primary 0.7 miles  
Secondary Schools: St John's College 0.4 miles, Priors School 0.6 miles, Mayville High School 0.7 miles



### Transport Information

Train Stations: Fratton 0.7 miles, Portsmouth & Southsea 1.2 miles, Portsmouth Harbour 1.4 miles



### Address

Victoria Road North, Southsea, Hampshire, PO5



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Southsea Branch 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(57)	D(67)

42226930/20230706/AML/AML