



Price
£850,000

Freehold

7x  3x  2x 

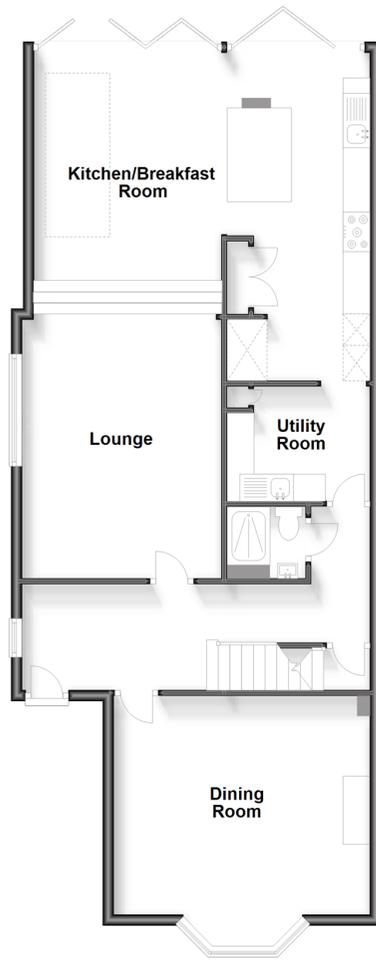
**Livingstone Road,
Southsea, Hampshire,
PO5**

OVER 60?

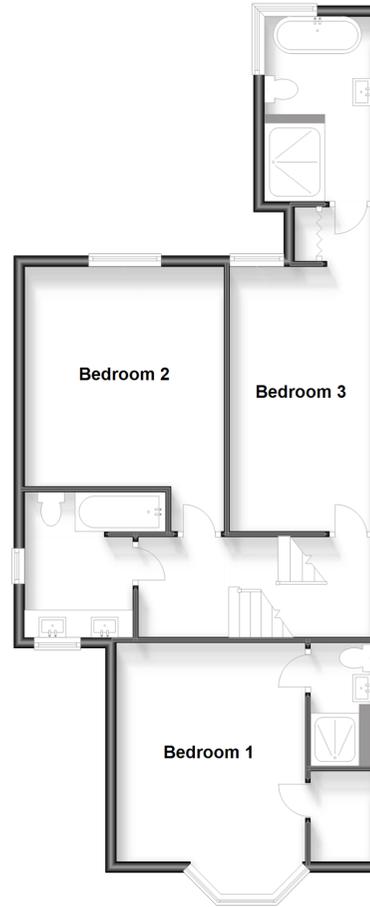
Secure this property
for up to **59% less!**

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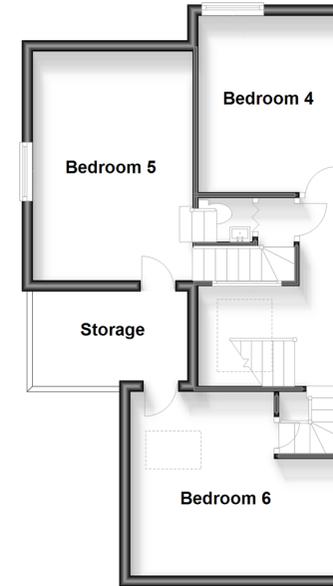
Split Level Ground Floor
Approx. 94.9 sq. metres (1021.6 sq. feet)



Split Level First Floor
Approx. 72.7 sq. metres (782.9 sq. feet)



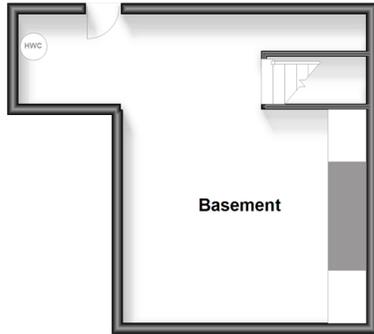
Second Floor
Approx. 44.8 sq. metres (481.9 sq. feet)



Third Floor
Approx. 7.4 sq. metres (80.0 sq. feet)



Basement
Approx. 29.0 sq. metres (311.9 sq. feet)



Accommodation

BASEMENT

Basement Room

GROUND FLOOR

Entrance Hallway

Dining Room: 16'6 x 16'4 (5.03m x 4.98m)

Lounge: 16'3 x 12'0 (4.96m x 3.66m)

Kitchen/Breakfast Room: 20'1 x 20'1 (6.13m x 6.13m)

Shower Room

Utility Room

FIRST FLOOR

Landing

Bedroom 1: 16'7 x 11'4 (5.06m x 3.46m)

En-Suite Shower Room: 7'4 x 4'4 (2.24m x 1.32m)

Bedroom 2: 15'5 x 8'7 (4.70m x 2.62m)

Bedroom 3: 15'8 x 12'2 (4.78m x 3.71m)

En-Suite Bathroom: 10'8 x 6'3 (3.25m x 1.91m)

SECOND FLOOR

Landing

Bedroom 4: 10'5 x 8'8 (3.18m x 2.64m)

Bedroom 5: 13'4 x 9'9 (4.07m x 2.97m)

Bedroom 6: 12'7 x 11'10 (3.84m x 3.61m)

Cloakroom

Storage

THIRD FLOOR

Bedroom 7

OUTSIDE

Front Garden

Driveway

Rear Garden



Main features

- A stunning period residence
- Impressive ground floor living area
- First floor bathroom with added steam room
- Beautiful mature well kept sunny aspect rear garden
- Good road links in and out of the city for anybody commuting
- Close to all your local daily amenities



Nearest Schools

Primary Schools: Cottage Grove Primary 0.3 miles, Somers Park Primary 0.3 miles, Fernhurst Junior School 0.4 miles
Secondary Schools: Priory School (Specialist Sports College) 0.3 miles, St John's College 0.3 miles



Transport Information

Train Stations: Fratton 0.4 miles, Portsmouth & Southsea 0.7 miles, Portsmouth Harbour 1.2 miles



Address

Livingstone Road, Southsea, Hampshire, PO5



Directions

For directions to this property please contact us.



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Call Southsea Branch 023 9229 6396 ■ 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: D(60) POTENTIAL: C(72)

42226962/20230830/LH19/AML