



**Price**  
**£650,000**

**Freehold**

6x  2x  2x 

**St. Andrew's Road,  
Southsea, Hampshire,  
PO5**

**cubitt & west**  
Helping you move forwards

## Accommodation

### BASEMENT

Cellar: 12'5 x 9'9 (3.79m x 2.97m)

### GROUND FLOOR

Entrance Hallway

Lounge: 19'2 x 14'1 (5.85m x 4.30m)

Dining Room: 14'11 x 12'5 (4.55m x 3.79m)

Kitchen/Breakfast Room: 27'11 x 11'3 (8.51m x 3.43m)

Conservatory: 11'8 x 6'8 (3.56m x 2.03m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 19'0 x 12'6 (5.80m x 3.81m)

Bedroom 2: 14'11 x 12'6 (4.55m x 3.81m)

Shower Room

Bedroom 3: 11'3 x 11'2 (3.43m x 3.41m)

Bedroom 6: 9'3 x 6'0 (2.82m x 1.83m)

### SECOND FLOOR

Landing

Bedroom 4: 15'0 x 12'7 (4.58m x 3.84m)

Bedroom 5: 16'1 x 12'6 (4.91m x 3.81m)

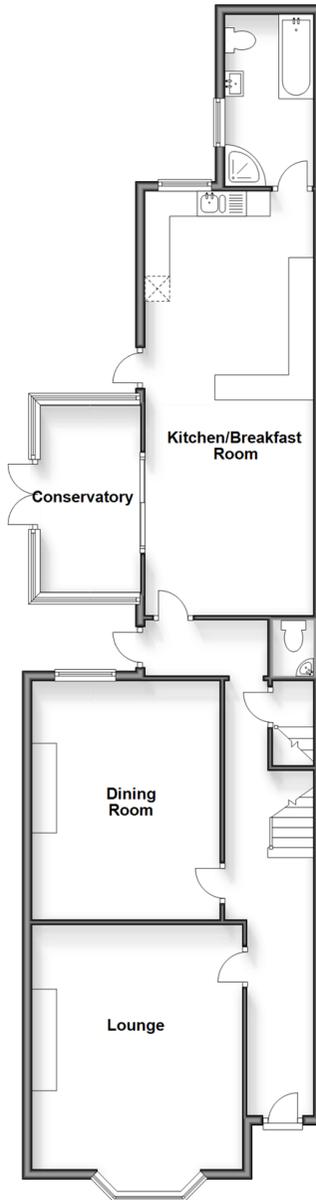
Kitchen

### OUTSIDE

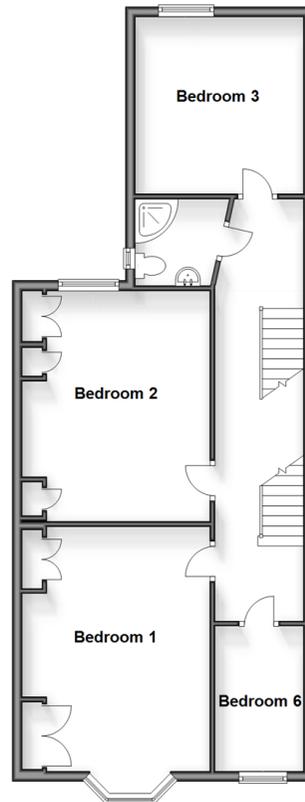
Off Road Parking

Rear Garden

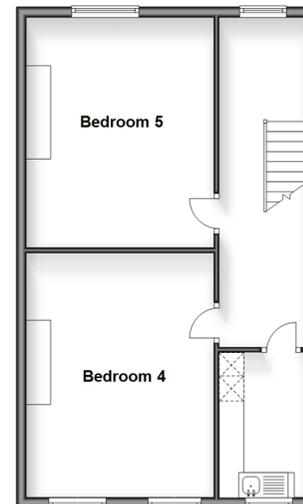
**Ground Floor**  
Approx. 101.8 sq. metres (1096.1 sq. feet)



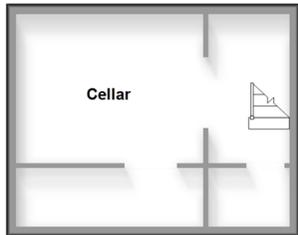
**First Floor**  
Approx. 73.4 sq. metres (790.3 sq. feet)



**Second Floor**  
Approx. 54.6 sq. metres (587.6 sq. feet)



**Basement**  
Approx. 23.5 sq. metres (252.4 sq. feet)





## Main features

- A great sized residence in central Southsea
- Perfect family home or investment property
- Parking to front for 2 vehicles
- Sunny aspect rear garden
- Minutes from Elm Grove, Palmerston Road and Albert Road

## Nearest Schools

Primary Schools: Cottage Grove Primary 0.1 miles, Somers Park Primary 0.3 miles, St Swithun's Catholic Primary 0.5 miles

Secondary Schools: St John's College 0.2 miles, St Luke's

## Transport Information

Train Stations: Fratton 0.8 miles, Portsmouth & Southsea 1.6 miles, Portsmouth Harbour 2.0 miles

## Address

St. Andrew's Road, 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



42227098/20240123/MO1/AML