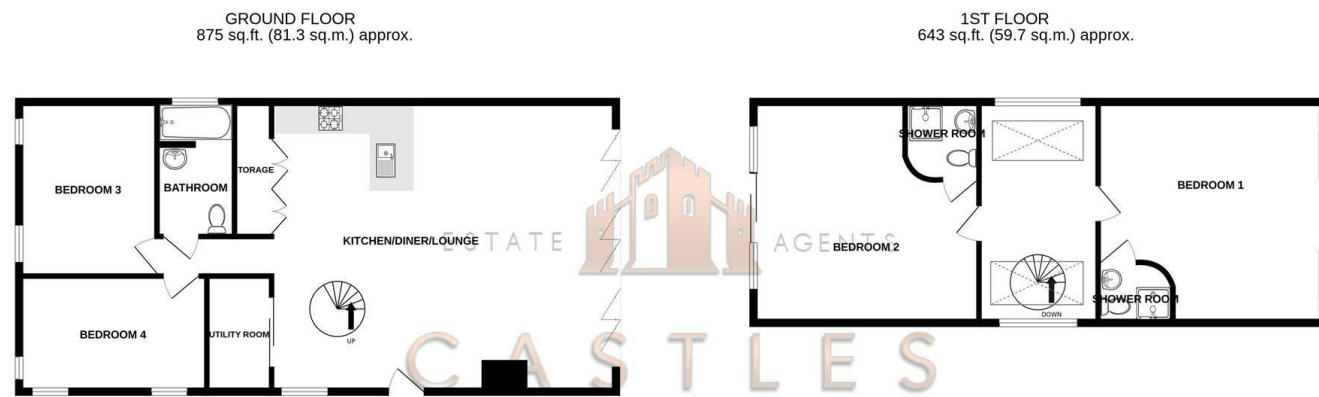


Floor Plan



TOTAL FLOOR AREA: 1518 sq.ft. (141.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

50 St. Ronans Road
Southsea, PO4 0PX

We are pleased to welcome to the market this modern four bedroom detached property with off road parking in the popular Southsea location of St Ronans Road.

The property is well presented throughout and the ground floor consists of a large open plan space consisting of living room, dining room and kitchen all in one. This space benefits from bi-fold doors across the rear opening on to the rear courtyard garden. The ground floor also features two double bedrooms and a family bathroom.

Moving upstairs via a spiral staircase there are two huge double bedrooms both with en-suite shower rooms.

The property features lots of glass throughout both levels so benefits from an abundance on natural light throughout the home.

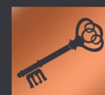
Externally there are double gates to the front offering a vehicle off road parking and a decked garden area to the rear of the property. You are a short walk to the seafront and the local Southsea shops.

For more information or to arrange a viewing please call Castles today.

Offers over £675,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
 PORTCHESTER
 PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
 GARY@CASTLESTATES.CO.UK
 SEAN@CASTLESTATES.CO.UK

50 St. Ronans Road

Southsea, PO4 0PX



- DETACHED
- THREE BATHROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS
- FOUR BEDROOMS
- MODERN PROPERTY
- IMMACULATE THROUGHOUT
- CLOSE TO SEAFRONT

LOUNGE/KITCHEN/DINER

24'7" x 20'8" (7.5 x 6.3)

UTILITY

4'7" x 8'2" (1.4 x 2.5)

BATHROOM

5'6" x 7'10" (1.7 x 2.4)

BEDROOM ONE + EN-SUITE

16'0" x 15'8" (4.9 x 4.8)

BEDROOM TWO + EN-SUITE

15'8" x 16'0" (4.8 x 4.9)

BEDROOM THREE

9'10" x 11'5" (3.0 x 3.5)

BEDROOM FOUR

8'2" x 12'9" (2.5 x 3.9)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local,

well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

