

Floor Plan

James's Road, Southsea, PO5

Approximate Area = 1526 sq ft / 141.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1470617



114 St. James's Road  
Southsea, PO5 4JA

We are pleased to welcome to the market this exceptional four bedroom character townhouse located in St James Road, Southsea.

The property is spread over four levels and starting at the lower level of the home you have an open plan modern fitted kitchen and dining area with access out into the garden.

Moving up a level you have then entrance hallway to the home along with two reception rooms that are open plan and a modern shower room.

Up to the first floor there is a large bedroom with built in wardrobes, family bathroom and a further bedroom.

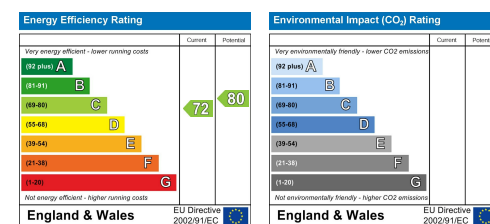
The top floor of the property you have two more generous size bedrooms.

Externally the rear garden is of a South West aspect so plenty of sunshine throughout the day. The garden is landscaped and features decked areas, astro turf, built in trampoline, shed for storage and rear access.

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

£2,250 Per month

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.



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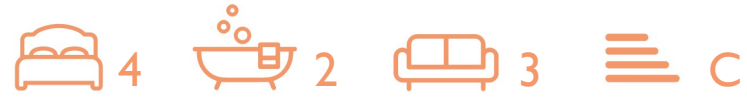
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 114 St. James's Road

Southsea, PO5 4JA



- FOUR BEDROOMS
- CHARACTER TOWNHOUSE
- BUILT IN WARDROBES
- CLOSE TO LOCAL SHOPS
- TWO BATHROOMS
- EXTREMELY WELL PRESENTED
- LANDSCAPED GARDEN
- SHORT WALK TO SEAFRONT

### OPEN PLAN KITCHEN DINER

22'11" x 14'1" (7.0 x 4.3)

### LIVING ROOM

11'9" x 10'9" (3.6 x 3.3)

### DINING ROOM

10'9" x 10'5" (3.3 x 3.2)

### SHOWER ROOM

### BEDROOM ONE

14'5" x 11'9" (4.4 x 3.6)

### BEDROOM TWO

12'9" x 9'10" (3.9 x 3.0)

### BEDROOM THREE

11'9" x 12'5" (3.6 x 3.8)

### BEDROOM FOUR

9'6" x 5'10" (2.9 x 1.8)

### BATHROOM

#### Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £519 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £2596

Council Tax Band: C

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

