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Southsea Road, Kingston Upon Thames, KT1 2EH

A stunning three bedroom two bathroom period home which has been completely refurbished and re-engineered to a high specification by the current owners. Located within walking distance of both Surbiton mainline station and Kingston town centre. The many benefits include an amazing open-plan living space comprising a spacious contemporary kitchen-living-dining area with French doors opening to the garden, a stylish fitted shaker-style kitchen which includes integral appliances, 'Belfast' sinks, oak surfaces and zoned underfloor heating. There is also a sitting room with a period fireplace and shutters. A welcoming entrance hallway and ground floor cloakroom. On the first floor, the master bedroom includes a sleek en-suite shower room, two further good-sized bedrooms and a sumptuous tiled family bathroom with a large walk-in shower. To the rear is a private secluded garden with a sunny terrace. A striking chic home. Council tax band D.

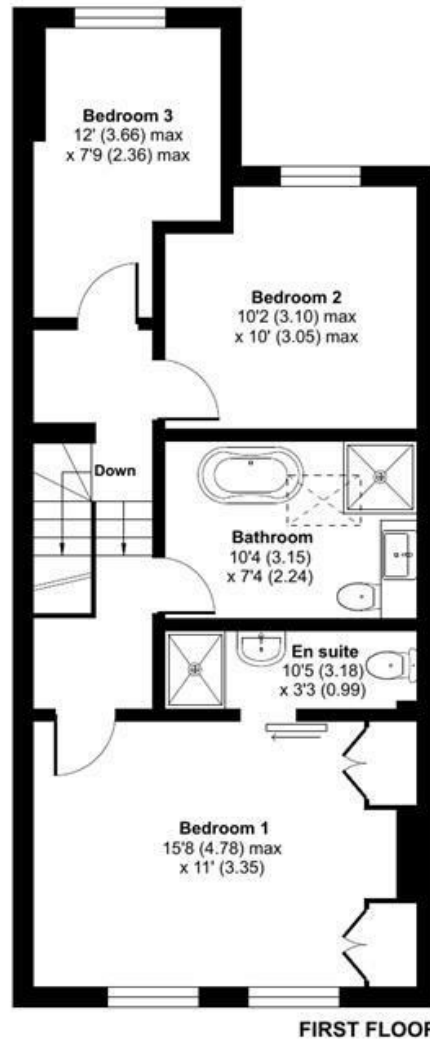
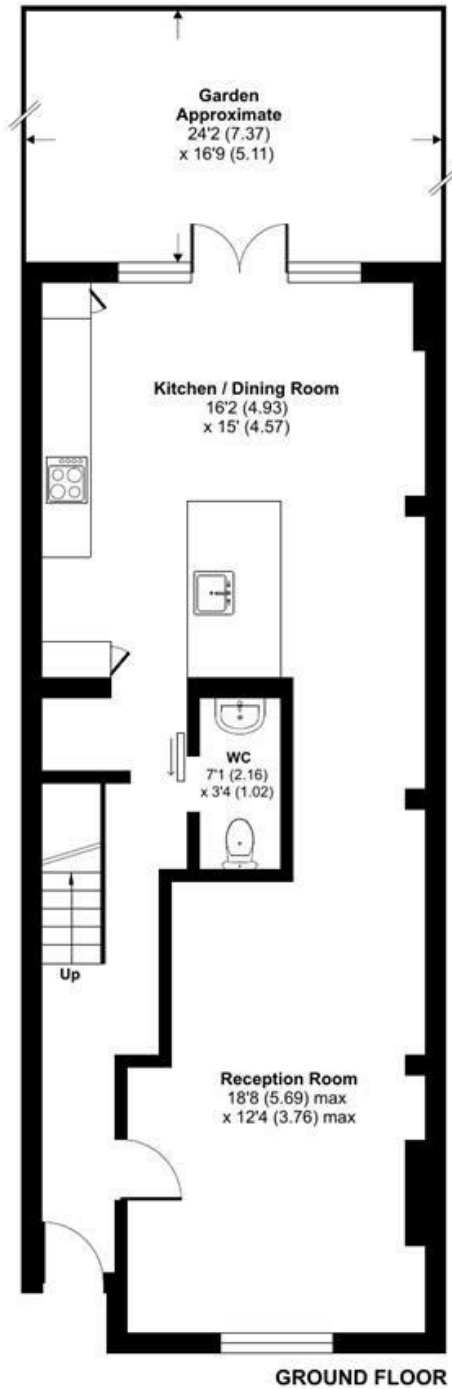
Guide Price £825,000 Freehold

EPC Rating: C

Southsea Road, Kingston Upon Thames, KT1

Approximate Area = 1254 sq ft / 117 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 892274

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	