

WOODEND

QUEENS CRESCENT | SOUTHSEA | PO5 3HE



£945,000
Freehold

- Enchanting Thomas Ellis Owen Residence
- Within Owen's Southsea Conservation area
- Wealth of Victorian Period Features Throughout
- Four/Five Double Bedrooms and Two Bathrooms
- Four Reception Rooms plus Fitted Kitchen
- Adjoining Self Contained Annexe
- Detached Double Garage plus Ample Parking
- Approximate Floor Area - 3,565 sq.ft (321.2 sq,m)

**FRY &
KENT**



In Brief

Fry and Kent are delighted to offer for sale this enchanting Grade II listed Thomas Ellis Owen residence believed to have been built around 1847 and located in the very heart of Central Southsea within the Owen's Southsea Conservation Area. The house is within a stroll of everything Southsea has to offer; the seafront, Southsea Common, Old Portsmouth, Gunwharf Quays, Palmerston Road shopping precinct, bars and restaurants together with excellent private schools including The Portsmouth High School, St John's College and Portsmouth Grammar School. Turning off Queens Crescent into 'Woodend', the sweeping driveway with trees and mature shrub borders leads to a courtyard setting with detached double garage and ample parking.

In typical Ellis Owen style, the versatile accommodation arranged over a number of floors spans over 3,600 sq. ft, including a self-contained annexe where planning was granted to extend by a further 50% in 2011. With up to five double bedrooms and four reception rooms including two large basement rooms, two kitchens and two bathrooms, there is plenty of room to reconfigure to suit your family needs. As expected for a house of this stature there are a wealth of Victorian features from fireplaces to ornate coving and sash windows.

Needless to say, this home must be viewed to appreciate its grandeur and wonderful location.

£945,000

KEY FACTS

TENURE: Freehold

EPC RATING: Exempt

COUNCIL TAX BAND: 'G'

APPROX FLOOR AREA: 3,565 sq. ft (321.2 sq.m)



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Queens Crescent, Southsea

Approximate Gross Internal Area
 331.2 sq m / 3565 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 359.8 sq m / 3873 sq ft

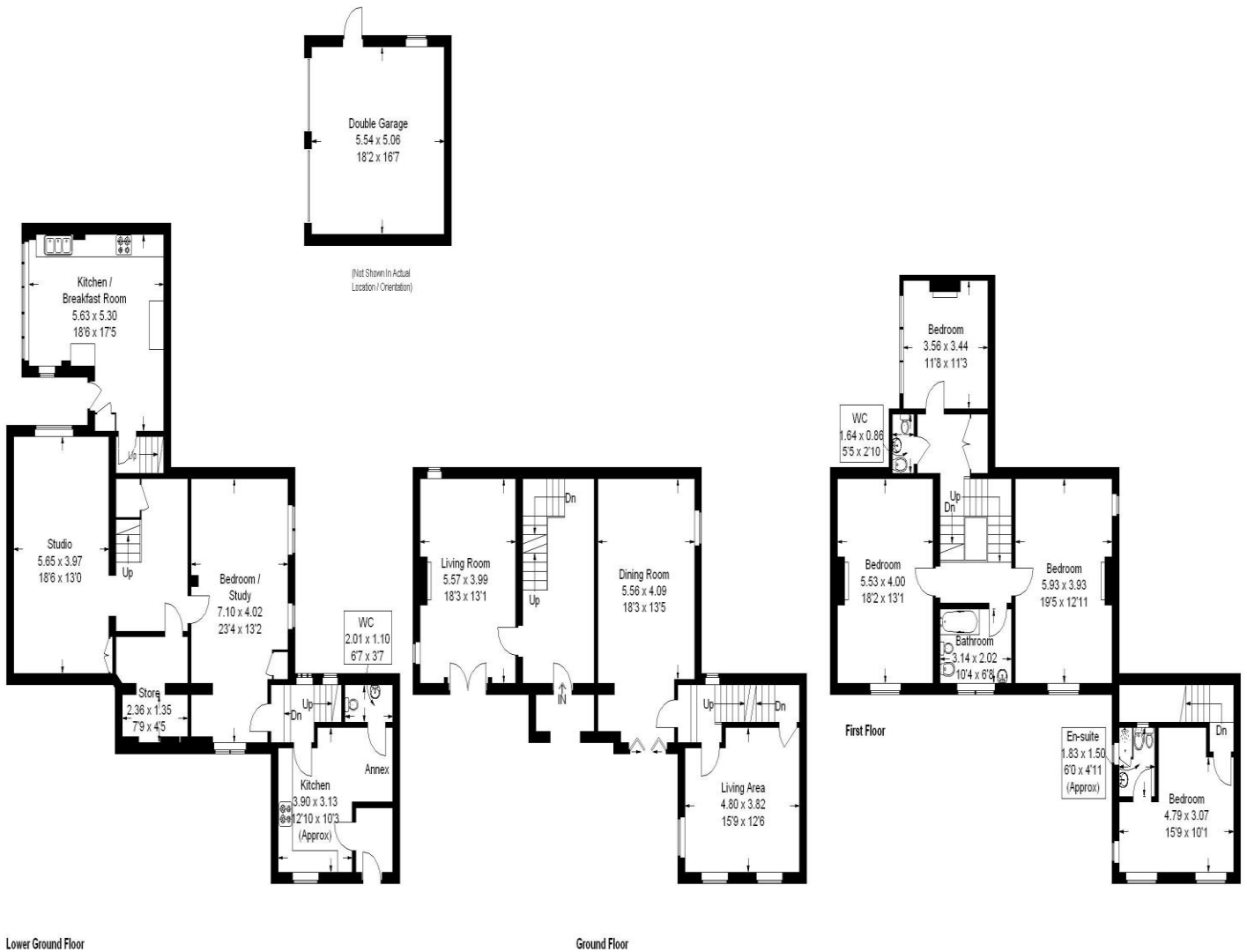


Illustration for identification purposes only, measurements are approximate, not to scale. (ID236617)

Southsea Sales & Lettings
 7/9 Stanley Street,
 Southsea PO5 2DS
 Sales Tel – 023 9281 5221
 Lettings Tel – 023 9282 2400

Property Management
 12 Marmion Road,
 Southsea PO5 2BA
 Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth PO1 2JD
 Sales Tel - 023 9235 5366
 Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
 139 Havant Road,
 Drayton PO6 2AA
 Sales Tel – 023 9221 0101
 Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
 75B London Road,
 Waterlooville PO7 7EL
 Sales Tel – 023 92 297 788
 Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings
 Cashel House, 15 Thayer Street,
 London W1U 3JT
 Tel - 0870 112 7099
 Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

www.fryandkent.com



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