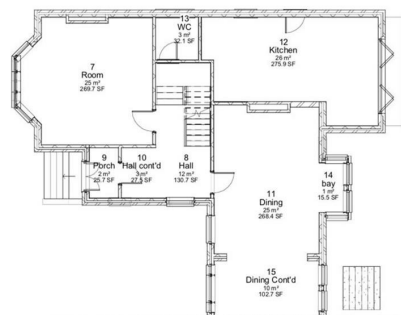
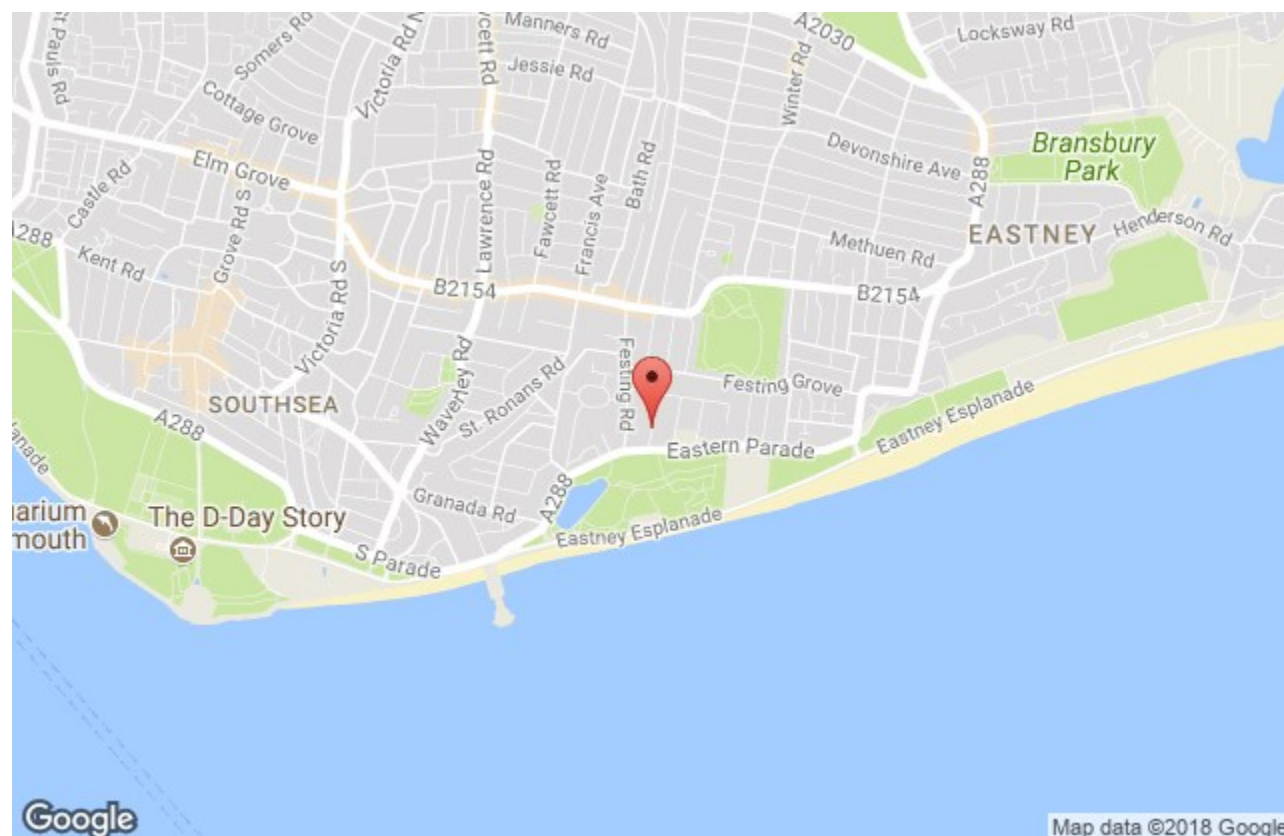


1 Basement Plan
1 : 100



2 Ground Floor Plan
1 : 100

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(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	47	47
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



FOR SALE

Asking price £1,300,000

Helena Road, Southsea



'A luxury family home of generous proportions'

'Elysia' offers plenty of living space and a particularly welcoming atmosphere. It is situated in a highly desirable, residential area within a stones throw to the historic Victorian waterfront. The accommodation is perfectly suited for family life, with the potential to entertain being pivotal in the interior design.

Arranged over four levels, it has five bedrooms, two elegant reception rooms as well as an exquisite basement level cinema room.

The rear garden offers a low maintenance retreat to bask in the south-easterly sun, accessible from the fully fitted kitchen/breakfast room via bi-fold doors. Having high ceilings, original feature surround fireplaces, ceiling coving and high skirting boards, all of which the current owners have managed to tastefully incorporate in a full refurbishment.

Being within easy access to Eastern Parade, Canoe Lake and the boutique shops in Albert Road as well as the bustling entertainment area of Gunwharf Quays, an internal viewing is highly recommended to appreciate both the accommodation and location on offer.



- SUBSTANTIAL FAMILY HOME
- EXCLUSIVE RESIDENTIAL LOCATION
- GATED OFF ROAD PARKING
- FIVE DOUBLE BEDROOMS
- SOLID OAK FLOORING
- RECENTLY REFURBISHED
- STATE OF THE ART CINEMA ROOM
- ARRANGED OVER FOUR FLOORS
- APPROVED PLANNING FOR EXTENSION

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PROPERTY DETAILS

FRONT EXTERIOR

Private gated driveway with remote controlled iron gate with matching pedestrian gate offering access to the front door. Laid to slate gravel driveway offering off road parking for multiple cars and access to front porch

ENTRANCE HALL

Feature high ceiling with central rose and coving, picture rail, UPVC double glazed window to side aspect with bespoke shutter blinds. Carrera marble flooring, architraves with plate racks over, balustraded staircase rising to first floor with hardwood rail and newel post. Doors to primary rooms.

DINING ROOM 17'1" X 17'9" INTO BAY (5.21M X 5.41M INTO BAY)

Engineered oak flooring, double glazed bay window to front aspect with bespoke shutter blinds, overlooking driveway, radiator, power points, high ceiling with coving. Feature surround fireplace, panelled door with architraves and plate rack over. High skirting boards, power points, wall lights, dimmer switch.

LOUNGE/FAMILY ROOM 16'10" INTO BAY X 27'5" (5.13M INTO BAY X 8.36M)

High ceiling with coving, picture rail, wall lights. Panelled door with architraves and plate rack over, UPVC double glazed windows to front aspect with further double glazed window to side overlooking front, double glazed window to rear aspect overlooking garden. Square bay window to rear aspect. High skirting boards, power points, feature surround fireplace with marble inlay and hearth, three radiators, dimmer switches.

W.C 5'10" X 5'8" (1.78M X 1.73M)

Carrera marble flooring, smooth walls and ceilings, wash basin and toilet, UPVC obscured window to side elevation

KITCHEN 24'5" X 14'4" (7.44M X 4.37M)

Carrera Marble flooring, matching range of high gloss base units, with glass splash backs and soft close units, modern jet tap with granite work surfaces and drainer, double glazed wooden bi fold doors to rear elevation, Falcon Range cooker included

CINEMA 24'10" X 16'10" (7.57M X 5.13M)

Top of the range cinema, with space for large flat screen television on wall, fitted KEF speakers in wall and ceiling, matte paint with excellent effect for darkness, exposed glass wall and door to staircase, under stair storage, double glazed bay window to front elevation with bespoke shutter blinds

UTILITY 7'10" X 7'4" (2.39M X 2.24M)

Space and plumbing for appliances, such as washing machine and tumble dryer range of base units with sink

RECEPTION ROOM/GYM 14' X 10' (4.27M X 3.05M)

Engineered oak flooring, radiators and power points, smooth walls and ceiling, with UPVC double glazed windows to rear elevation, with bespoke shutter blinds. Potential to use room as a gym

MASTER BEDROOM 18'11" INTO BAY WINDOW X 16'11" (5.77M INTO BAY WINDOW X 5.16M)

Engineered oak flooring, double glazed bay window to front aspect with bespoke shutter blinds, overlooking driveway, radiator, power points, high ceiling with coving, radiators and power points Feature surround fireplace, panelled door with architraves and plate rack over. High skirting boards, power points, wall lights, dimmer switch.

ENSUITE 7' 10" X 7' 4" (2.13M 3.05M X 2.13M 1.22M)

Tile flooring and wall splashbacks wet room style double shower with two integrated waterfall shower heads, wash basin and toilet, smooth walls and ceilings with inset spotlights

BEDROOM TWO 18'11" X 14'0" (5.77M X 4.27M)

New luxury carpet flooring, smooth walls and ceilings, radiators and power points UPVC double glazed windows to front and rear elevation, with bespoke shutter blinds, stunning period fireplace

BEDROOM THREE 15' X 13'9" (4.57M X 4.19M)

New luxury carpet flooring, smooth walls and ceilings, radiators and power points UPVC double glazed windows to and rear elevation, with bespoke shutter blinds and built in wardrobes

BEDROOM FOUR 17' 9" X 14' 0" (5.18M 2.74M X 4.27M 0.00M)

New luxury carpet flooring, smooth walls and ceilings, radiators and power points UPVC double glazed windows to and rear elevation, with bespoke shutter blinds and separate dressing area with built in wardrobes

BEDROOM FIVE 14' X 10' (4.27M X 3.05M)

Engineered oak flooring, radiators and power points smooth walls and ceilings, UPVC double glazed windows to and rear elevation, with bespoke shutter blinds

FAMILY BATHROOM 13'7" X 10' (4.14M X 3.05M)

Marble tile flooring, luxury free standing, metal bath, large shower cubicle with glass door, wash basin, toilet, heated towel rail, UPVC double glazed window to rear elevation with bespoke shutter blinds

SHOWER ROOM

Tile flooring and wall splashbacks shower with integrated waterfall shower head, wash basin and toilet, smooth walls and ceilings with inset spotlights

GARDEN

East facing garden, laid to luxury artificial lawn, with outside power points, access to storage, enclosed by 1/2 brick and panel fences

APPROVED PLANNING FOR EXTENSION

Plans available on request, please contact a member of staff for more information.

COUNCIL TAX BAND G

Portsmouth City Council: £2131.87 Police & Crime Commissioner: £275.77 Combined Fire Authority: £106.40 Total: £2514.04

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



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