



26 Craneswater Park
Southsea | Hampshire

FINE & COUNTRY

Craneswater Park is a truly enviable place to live, it is located close to the south coast, the Victorian promenade, Canoe Lake and yet only a minutes walk from the cosmopolitan shopping area of Albert Road yet within a short distance of highly regarded schools including the Grammar School and High School, shopping facilities including Palmerston Road and Gunwharf Quays. This impressive Edwardian family home provides 3,873 sq ft of living accommodation spread over three primary floors and including a substantial lower ground floor games/family room. On the reception level is an impressive hallway, boot room, 27' sitting room with twin bay windows, a dining room, cloakroom and fitted kitchen with outer lobby, on the first floor are four bedrooms, a shower room, an en-suite family bathroom and linking dressing/nursery, on the top floor are two further bedrooms and a cloakroom. Set back from the road with a high fence, twin gates lead to car hardstanding area with side pedestrian access leading to a well stocked rear garden this impressive home provides living space for all the family and located in a residential tree lined position, yet being located within a bustling city, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer:

TO FIND THE PROPERTY: From South Parade Pier head in an easterly direction bear left into St. Helen's Parade, bear left opposite Canoe Lake into Craneswater Park, on reaching the northern end bear left continuing around the central island where No.26 can be found on the left hand side.

ENTRANCE:

Wooden twin gates and fencing leading to brick paviour driveway providing off road car parking for numerous cars, tall manicured tree, side gate leading to rear garden, water feature with stone surround, flower bed with range of shrubs, evergreens and bushes, curved crazy paved pathway with tree to one corner and central lawned area leading to right hand side of the property, fence panelling to one side with shrubs and bushes, steps leading down to lower ground floor with painted walls, twin storm doors with leadlight frosted panels over leading to:

PORCH:

Red tiled flooring, internal main front door with frosted glazing, two with bulls eye glazed panels, frosted panel over, leading to:

HALLWAY:

28'3" x 7'5" Wooden flooring, high skirting boards, high ceiling with ceiling rose, balustrade staircase rising to first floor with wooden spindles and hand rail, partially carpeted, doors to primary rooms, downstairs door leading to lower ground floor.





Step inside

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BOOT ROOM :

10'4" x 5'9" Stripped and stained floorboards, double glazed door with windows to either side leading to rear garden, ceiling spotlights, cloaks hanging area, glazed panelled door; power points.

DINING ROOM:

14'1" into bay window x 13'5". Double glazed bay with central double doors leading to rear garden with matching glazed panels over; high skirting boards, radiator with cover over; high ceiling with ceiling rose and coving, serving hatch to kitchen, power points, panelled door.

SITTING ROOM:

27'9" maximum x 18'6" into bay window, arranged as two separate seating areas, one with double glazed bay window to front aspect overlooking garden, high skirting boards, ceiling rose and coving, surround fireplace with granite inlay and hearth with open fire (not tested) radiator; square opening leading to second seating area with radiator; square bay window to front aspect overlooking driveway, high skirting boards, matching ceiling rose and coving, power points, matching fireplace with living flame coal effect gas fire (not tested), dimmer switches with zoned lighting, panelled door leading to hallway.

SHOWER ROOM:

Feature high level leadlight stained glass panels, fully ceramic tiled to walls and floor; corner shower cubicle with drench style hood and separate shower attachment, close coupled w.c with twin flush, contemporary style radiator; pedestal wash hand basin, double glazed frosted glass window to side aspect, high ceiling with coving and lighting, panelled door.

KITCHEN / BREAKFAST ROOM:

20'3" x 13'8" Comprehensive range of white gloss fronted wall and floor units with chrome 'T' bar handles, inset 'Cooke & Lewis' four ring gas hob with drawers and wine rack under; corner storage cupboards with work surface over with inset 1 1/2 bowl sink unit with mixer tap, double glazed frosted glass windows to side aspect, feature extractor hood with glazed panel, ceiling spotlights, wooden flooring, dresser style unit with central serving hatch leading to dining room, under unit lighting, wood look tiling to walls, eye-level 'Bosch' double oven and grill with storage cupboards over and under with wine rack to one side, peninsular style divide with storage cupboards under; breakfast bar area, bracket for wall mounted TV and wiring, radiator; power points, further work surface, double glazed window to rear aspect overlooking garden, matching flooring, space for free standing fridge and freezer; tall larder style storage cupboard, integrated dishwasher with matching door; zoned lighting with further ceiling spotlights, with lighting over central peninsular divide, the ceiling lights are LED, internal glazed panelled door leading to outer lobby with double glazed door leading to rear garden with window to one side, range of shelving.







FIRST FLOOR:

Landing with wooden balustrade, ceiling coving, high skirting boards, two radiators, doors to primary rooms, return staircase rising to top floor; inner hallway with range of floor to ceiling built-in storage cupboards with hanging rail, range of shelving, one incorporating radiator.

BEDROOM 1:

18'5" into bay window x 14'9" Double glazed square bay window to front aspect looking towards Canoe Lake, high ceiling with central ceiling rose with coving, picture rail, radiator; panelled door; power points, door to:

EN-SUITE BATHROOM:

10'2" x 6'6" Fully ceramic tiled to floor and walls, panelled bath with mixer tap and shower attachment, radiator with cover over; vanity unit with cupboard space under and wash hand basin, wall lights, close coupled w.c with twin flush, double glazed frosted glass windows to side aspect, panelled door.

BEDROOM 2:

18'7" into bay window x 13'9" Double glazed bay window to front aspect, high ceiling with ceiling rose and coving, radiator with cover over; power points, panelled door; interlinking door to:

DRESSING ROOM / NURSERY ROOM:

9'5" x 7'5" High level storage cupboards, further range of built-in storage cupboards, double glazed window to front aspect, panelled door; ceiling coving, power points.

BEDROOM 3:

14'1" x 11'0" measurements taken to front of built-in wardrobes with mirror fronted doors, measuring 3'0" maximum in depth, one with wash hand basin and cupboards under with shelving and light over; radiator; double glazed bay window to rear aspect overlooking gardens of adjacent properties, ceiling coving, panelled door; power points, further built-in storage cupboard with range of shelving and hanging space.





SHOWER ROOM:

Fully ceramic tiled shower cubicle with glazed panelled door; vanity unit with wash hand basin and cupboard space under; concealed cistern w.c with twin flush, double glazed frosted glass window to side aspect, tiled flooring, heated towel rail, ceiling spotlights, panelled door.

BEDROOM 4:

13'9" x 8'6" Double glazed window to rear aspect overlooking garden with radiator under; ceiling coving, panelled door; power points.

TOP FLOOR:

Landing with balustrade, frosted double glazed dormer window to side aspect with radiator under; arched opening with low level double glazed window to rear overlooking garden and adjacent properties gardens, built-in storage cupboard, doors to primary rooms.

BEDROOM 6/

SITTING ROOM: 20'0" maximum x 13'0" maximum, slight eaves to ceiling restricting headroom, access to storage eaves, wood laminate flooring, panelled door; power points, double radiator; double glazed window to front aspect with far reaching views towards Canoe Lake, high ceiling.



SEPARATE CLOAKROOM:

Low level w.c with twin flush, pedestal wash hand basin with 'Triton' water heater over; tiled surrounds, skylight window.

BEDROOM 5:

25'5" maximum x 12'7" high central ceiling with slight eaves restricting headroom in places, measurements taken from approximately 4'5" off floor level, slightly lowered ceiling to front aspect with twin double glazed windows and radiator under with views towards Canoe Lake, access to storage eaves, power points, built-in wardrobes, access to storage cupboards, access to loft space, double glazed window to front aspect with views towards Canoe Lake, panelled door.

LOWER GROUND FLOOR

GAMES ROOM:

27'6" x 26'2" Steps to front aspect leading to garden, built in storage cupboard, walk in cupboard house boiler (not tested).





Step outside

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OUTSIDE:

To the front are twin gates leading to brick paviour hardstanding area, range of shrubs, evergreens and bushes, to the left hand side of the property is a wooden gateway leading to rear garden, curved crazy paved style pathway with central lawned area leading to main front door. To the rear, accessible from the dining room, outer lobby and boot room is an enclosed garden with fence panelling on all sides, mature shrubs, evergreens and bushes, pergola area with patio area and wooden built garden shed, central lawn with pathway to all sides, central water feature, further pergola to one corner with paved area and mature shrubs.

Portsmouth City Council: Band G

Post Code: PO4 0NT

Services: Mains gas, electricity and water



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			76
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		52	
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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Approximate Gross Internal Area

Total = 3873 Sq Ft / 359.77 Sq M

(Includes areas with restricted height less than 1.5m)



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