



Fortview House
Royal Gate | Southsea | Hampshire

FINE & COUNTRY

'Fortview House' is an elegant, five storey townhouse which we understand was designed and constructed by Victorian military engineers to exacting standards. It accommodated the Colonel, Second Commandant of the Royal Marines Artillery, his family and servants from 1866 and was the home of many senior officers from that time who were responsible for the Royal Marines Artillery Barracks, its personnel, training and deployment around the world. Located rather proudly on the sea & parade ground corner it has views over the extensive manicured lawns towards the Solent and also easterly towards Hayling Island and the West Sussex coast. The Marine Gate estate is an impressive, private estate accessible from the Southsea Esplanade, there are residence car parking facilities, a tennis court, well stocked and maintained grounds and a garage, watched over by the 'Yomper' statue. The accommodation provides versatility, high ceilings, yet it has 21st century features including en-suites with w.c's on nearly every level and gas fired central heating. Laid out over five floors the living space extends over 3,453 sq ft and comprises; hallway, kitchen and dining room on reception level with a bedroom or study / library and drawing room on the second floor; two further bedrooms, a bathroom and en-suite shower room on the third floor and two further bedrooms and a bathroom on the top floor. The lower ground floor has both external and internal staircases, a kitchen/ living area, bedroom and en-suite shower room, utility room and the former Commandant's wine cellar.

Having outstanding views over the Solent this property has the best of both worlds, with maintained gardens, a light and airy feel with large windows and views over both the former parade grounds and the waterfront, it is also within easy access of the bustling waterfront city facilities including Southsea shopping areas, Gunwharf Quays and the commutable railway line to London Waterloo. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE:

Lawned areas with central pathway with car parking to the left side, and opposite. Original stone mullions with wrought iron soldier railings and central steps leading to twin storm doors with glazed panels and feature arched panel over leading to:

PORCH:

High ceiling, cloaks hanging area, steps leading to main front door with glazed panels and brass furniture leading to:

HALLWAY:

Stripped and stained floorboards, balustrade staircase rising to first floor; central heating control switch, double radiator; high ceiling with coving, doors to primary rooms, door to lower ground floor.





Step inside

Fortview House

DINING ROOM:

19'10" x 13'9" Feature twin arched sash style windows to front aspect with outstanding views over formal lawns and hedge towards the Solent and the Isle of Wight in the distance, high ceiling measuring approximately 10'10" in height, twin arched windows to side aspect with outstanding views over former Parade Ground and lawned surrounds, tennis court and former Royal Marines Officers' Mess, high skirting boards, ceiling coving, ornate cornicing, dado rail, two double radiators, central chimney breast with surround fireplace, granite inlay and hearth, power points.

KITCHEN / BREAKFAST ROOM:

19'9" x 13'7" Twin feature arched sash style windows to side aspect overlooking the former Parade Grounds, tennis court and former Royal Marines Officers' Mess, Hayling Island and the Solent in the distance, comprehensive range of wood fronted wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap and cupboard space under; integrated 'AEG' dishwasher with matching door; space for fridge and freezer; ceramic tiled surrounds, power points, two wall mounted units with glazed panelled doors and shelving, under unit lighting, feature exposed brick central fireplace with free standing range cooker; high level wooden mantle over; space for fridge/freezer with larder style cupboards to either side, range of drawer units, wooden flooring, two double radiators, high ceiling with coving, panelled door, power points.





FIRST FLOOR:

Landing with balustrade, radiator; high ceiling with coving, doors to primary rooms, staircase rising to upper floor:

DRAWING ROOM:

19'10" x 13'10" Twin sash style windows to front aspect overlooking grounds and manicured gardens, hedge and towards the waterfront, the Solent and Isle of Wight in the distance, sash style window to side aspect overlooking the former Parade Grounds, tennis court and former Royal Marines Officers' Mess and at an angle towards Hayling Island in the distance, high skirting boards, high ceiling with coving, ceiling height 10', two double radiator, feature surround fireplace with granite inlay and hearth with living flame coal effect gas fire (not tested), dimmer switch, power points.

CLOAKROOM:

Double radiator; low level w.c, wash hand basin with tiled splashback, frosted sash style window to side aspect, stripped and stained floor boards, panelled door:

BEDROOM 2:

19'11" x 13'8" (Currently arranged as home office / library). Built-in storage cupboard with range of shelving, stripped and polished floor boards, twin sash style windows to side aspect overlooking grounds, large built-in library / bookshelves, two double radiators, power points, panelled door, dimmer switch.





SECOND FLOOR:

Landing with balustrade staircase rising to top floor; radiator; internal door leading to:

HALLWAY:

Door to:

BEDROOM 1:

19'10" maximum x 13'7" Twin sash style windows to front aspect with outstanding views over the grounds towards the Solent and the Isle of Wight in the distance, high ceiling measuring approximately 9'8" in height, range of built-in wardrobes to one wall with hanging space and shelving, central mirror fronted doors, high level storage cupboards over; recess to one side with radiator and shelf over; double radiator; sash style windows to side aspect overlooking former Parade Grounds, tennis court and former Royal Marines Officers' Mess with far reaching views at an angle towards Hayling Island and the Solent in the distance, power points, door to:

EN-SUITE BATHROOM:

White suite comprising panelled bath with hand grips, telephone style chrome mixer tap and shower attachment with shelving to one end, ceramic tiled to half wall level, frosted glass sash window to side aspect, low level w.c, pedestal wash hand basin, double radiator; ceiling coving, mirror, shaver point and light.





BEDROOM 3:

15'0" x 13'9" Twin sash style windows to side aspect overlooking parade ground, Gunners Row and the former Royal Marines Officers' Mess in the distance, high ceiling with coving, range of built-in storage cupboards/wardrobes to one wall with hanging space and shelving, two radiators, power points, picture rail, door to walk in airing cupboard with high level shelving, hanging rails, hot water cylinder (not tested).

EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with glazed panelled door; low level w.c, pedestal wash hand basin, tiled splashback, mirror and lighting, radiator; extractor fan, ceiling spotlights, coving, panelled door:

TOP FLOOR:

Landing, double radiator; access into storage eaves, window to side aspect with far reaching views, power points, balustrade.



BEDROOM 4:

14'0" x 12'10" Sash style window to front aspect with outstanding views over grounds towards the Solent and Isle of Wight in the distance, window to side aspect overlooking parade ground towards Hayling Island in the distance, access into storage eaves with range of shelving, one with hanging rail, two double radiators, power points, access to loft space, ceiling coving.

BEDROOM 5:

14'1" x 7'4" increasing to a maximum 10'0" with recess for door opening, double radiator; windows to side aspect with far reaching views, access into storage eaves with hanging space and shelving, narrow built-in book shelf, ceiling coving, power points.

BATHROOM:

White suite comprising; panelled bath with hand grips, chrome telephone style mixer tap and shower attachment, ceramic tiled to half wall level, pedestal wash hand basin, low level w.c, extractor fan, ceiling coving, panelled door; radiator.

LOWER GROUND FLOOR

(ANNEXE POTENTIAL):

Internal door leading to 'L' shaped hallway, doors to primary rooms, radiator:

KITCHEN / LOUNGE:

18'7" x 13'1"

ceiling height 8'8", picture rail, ceiling coving, original surround fireplace with high level mantle, double radiator; range of shelving to one side, sash style window to front aspect overlooking courtyard, part-glazed panelled door leading to courtyard, to one wall is a work surface with range of storage cupboards under; single drainer sink unit with cupboard space under; integrated fridge with matching door; radiator; electric hob with oven under; extractor hood, fan and light over; range of wall mounted units with matching doors, power points.

BEDROOM 6 / HOME OFFICE:

12'8" x 12'9" approximate ceiling height 8'8", sash style windows to side aspect overlooking staircase, stairwell and courtyard area, high level built-in cupboard housing electrical switches, built-in cupboard housing 'Worcester' boiler supplying domestic hot water and central heating with pump system (not tested), two radiators, ceiling coving and spotlights, power points, door to:

INNER HALL:

Built-in double doored wardrobe with hanging space and shelving, further wall mounted shelving, door to:

SHOWER ROOM:

Fully ceramic tiled shower cubicle with panelled doors, pedestal wash hand basin, low level w.c., tiled surrounds and flooring, radiator; extractor fan, ceiling coving.

OUTER LOBBY:

Accessed from the hallway, leads to a boot room area with tiled flooring, radiator; from this area is a glazed panelled door leading to side staircase leading to front of property with external meter cupboards, from here is a staircase leading up from the front of the property with soldier railings providing separate access.

UTILITY ROOM:

Washing machine point with work surface over; extractor fan, ceramic tiled to walls and floor; under the stairs is a feature arched doorway leading to:

FORMER COMMANDANTS WINE CELLAR:

9'0" x 7'0" Feature arched ceiling, brick tiled flooring, bulk head lighting.



Step outside

Fortview House

OUTSIDE:

To the front is a courtyard with high brick retaining wall with soldier railings over. Accessible from the side via a gateway with soldier railings are steps leading down to the lower ground floor. The garden to the immediate south front and east sides of the property belongs to and is maintained by the owners of the house.

GARAGE:

Single garage with up and over door, it is located behind Gunners Row, and is the second garage on the right in the first garage block.

COMMUNAL GROUNDS:

Within the grounds of the former barracks are communal maintained gardens, a tennis court (available to residents – keys holders), seating areas and access via a remote controlled gateway to Eastern Parade.

TENURE:

Long Leasehold, the lease for 1 Royal Gate was granted on 31st August 1994 for a term of 999 years commencing 24th June 1994, so 976 years unexpired.

SERVICE CHARGE:

Annual service charge of £3,210.25 collected monthly by Dack Property Management Ltd, this includes the street cleaning, lighting, exterior decorating charges and garden maintenance of the communal grounds.

TO FIND THE PROPERTY:

Travelling along Eastney Esplanade in an easterly direction bear left (by the Yomper statue) into the gateway of Marine Gate, after the turning into Clocktower Drive. The gates are locked but accessible via a (residents only) access code.

Portsmouth City Council: Band G

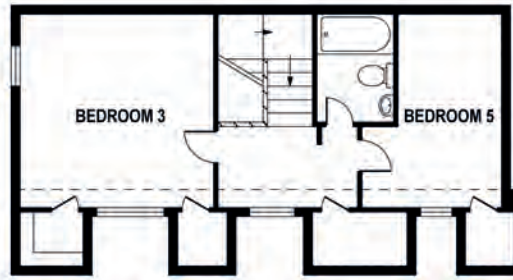
Services: Mains gas, electricity and water:

Post Code: PO4 9XH





THIRD FLOOR
702.04 SQ FT / 65.22 SQ M

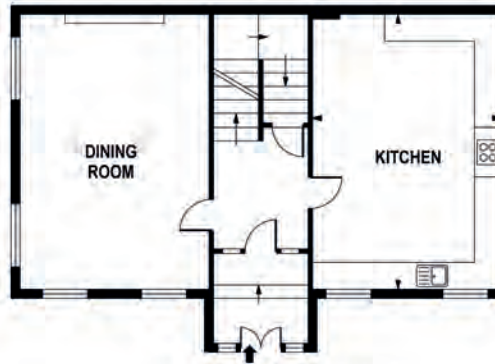


FOURTH FLOOR
546.29 SQ FT / 50.75 SQ M

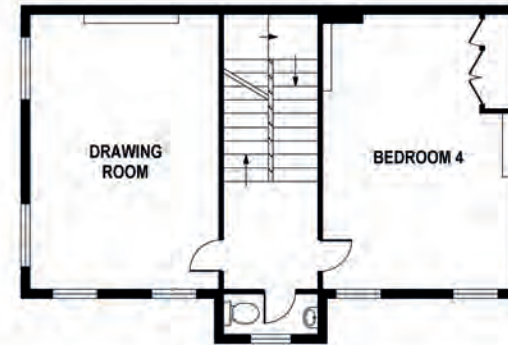
--- RESTRICTED HEAD HEIGHT AREA



GROUND FLOOR
750.05 SQ FT / 69.68 SQ M



FIRST FLOOR
729.71 SQ FT / 67.79 SQ M



SECOND FLOOR
725.19 SQ FT / 67.37 SQ M

**APPROX. GROSS INTERNAL FLOOR AREA 3453.28 SQ FT / 320.81 SQ M
(INCLUDING RESTRICTED HEAD HEIGHT AREA)**

This floor plan is for identification purposes only. Not drawn to scale, unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes & compass bearings before making any decisions reliant upon them. www.agencyservice.co.uk

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