



2 Brankesmere Terrace  
Queens Crescent | Southsea

FINE & COUNTRY

# Step inside

## 2 Brankesmere Terrace

Brankesmere Terrace is made up of five bespoke, luxury townhouses which were designed and built by a local architect and construction company. The scheme encompassed both the design and construction of a terrace of five quality, four bedroom townhouses, situated within the Thomas Ellis Owen conservation area of Southsea. Considerate care was given to the buildings appearance, which was sympathetic to the surrounding architecture. The crescent fronted terrace sits proudly behind the high retaining wall on the land of the former historic Brankesmere House. The suitably spacious accommodation is arranged over four floors and provides over 1872 sq ft of living space, comprising; hallway, dining room, cloakroom, large kitchen/breakfast room and utility room on the reception level with the sitting room on the first floor with twin double glazed French doors onto a balcony, on this level there is also the family bathroom and fourth bedroom, on the second floor is the master bedroom suite with en-suite shower room, a further bedroom with en-suite facilities, on the top floor is a large bedroom and store room with access to the boiler room and heating system (potential to create a further en-suite, subject to necessary consent). The properties were built to match the style of Thomas Ellis Owen, a local architect of the mid 1800's, the terrace sits behind a security gateway and provides off road car parking for two cars as well as visitors car parking. For a modern property the ceilings are high and the house has a light and airy feel, with quality fittings, sliding sash double glazed windows, central heating and floor coverings throughout.

Situated in a private, residential location, known locally as the 'golden triangle', between St Johns College, the High School and Grammar School as well as being within easy access of local shopping amenities, historic waterfront and Southsea Common, offered with no forward chain, early internal viewing is of this conservation area located property is strongly recommended in order to appreciate both the accommodation and location on offer.

### ENTRANCE:

Communal arched top vehicular gate with side pedestrian gate to one side, entry phone system, pillars to either side with high retaining wall, leading to large shingle turning and parking area with allocated car parking for two cars, further visitors parking for a further two cars, shrub borders with evergreens and bushes, lawned front garden with low privet hedge with central pathway leading to main front door with external light, separate bin store and storage cupboard, main front door with security spy-hole leading to:

### HALLWAY:

Slight angle to one wall, ceiling coving, spotlights, smoke alarm, low level meter cupboard, alarm panel, brush steel fronted power points, radiator; balustrade staircase rising to first floor, ceiling height of approximately 9', twin doors leading to:





#### DINING ROOM:

11'7" x 10'5" measurements do not include recessed area for door opening, central heating control switch, dimmer switch, brush steel fronted power points, wall lights, sash style double glazed window to front aspect overlooking driveway and garden, radiator.

#### CLOAKROOM:

Concealed cistern w.c with surface over and mirror; extractor fan, wall mounted wash hand basin with mixer tap, tile and mirror splashback, tiled flooring, radiator, ceiling spotlights, panelled door:

#### KITCHEN / BREAKFAST ROOM:

16'1" narrowing to 14'8" x 13'2" Dining Area: Tiled flooring, ceiling coving and spotlights over, dimmer switches, power points, radiator, tiled skirting, twin double glazed doors leading to rear garden. Kitchen Area: Comprehensive range of matching wood fronted wall and floor units with composite work surface over with inset stainless steel 1½ bowls with composite drainer to one side and mixer tap and cupboards under; integrated fridge and dishwasher both with matching doors, brush steel 'T' bar handles, range of drawer units, under unit spotlights, 'Neff' five ring gas hob with double oven under; extractor hood, fan and light over; high ceiling with coving and spotlights, approximate ceiling height of 9', sash style double glazed window to rear aspect overlooking garden, power points, door to:

#### UTILITY ROOM:

7'10" x 6'5" Work surface with white gloss fronted units under with 'T' bar handles, built-in appliances including washing machine, fridge and freezer; tall larder style unit, inset single drainer stainless steel sink unit with cupboard space under; matching tiled flooring, extractor fan, power points, panelled door:

#### FIRST FLOOR:

Landing with balustrade, wall lights, ceiling coving and spotlights, power points, staircase rising to upper floor:

#### BEDROOM 3:

16'3" max x 9'4" Twin sash style double glazed windows to rear aspect overlooking garden, radiator, ceiling coving, smoke alarm, power points, dimmer switch, panelled door:

#### FAMILY BATHROOM:

10'6" x 5'2" measurements do not include recessed area for door opening, wall mounted wash hand basin and mixer tap, mirror and shelf over; shaver point, 1½ size shower cubicle with panelled door and drench style hood, ceiling spotlights, tiled flooring, square opening leading to primary bathroom area with white suite comprising: panelled bath with central wall mounted taps and tiled panel, tiled shelving to one end, built-in double doored storage cupboard, concealed cistern w.c, chrome heated towel rail.

#### SITTING ROOM:

19'5" x 11'8" maximum, twin double glazed doors leading to balcony with views over communal driveway and gardens, ceiling spotlights, smoke alarm, zoned dimmer switches, panelled door, radiator, power points.

#### SECOND FLOOR:

Landing with balustrade, staircase rising to top floor; ceiling spotlights, power points, doors to primary rooms.

#### BEDROOM 2:

14'8" x 13'3" maximum, range of built-in wardrobes floor to ceiling to one wall with hanging space and shelving, twin sash style double glazed windows to rear aspect overlooking garden, ceiling spotlights, radiator, panelled door, power points, zoned dimmer switch, door to:

#### EN-SUITE SHOWER ROOM:

Corner shower cubicle with curved panelled door; extractor fan and light over; concealed cistern w.c with mirror fronted storage units over; wash hand basin, mixer tap with cupboard space under; mirror and shaver point over; chrome heated towel rail, extractor fan, tiled flooring.

#### BEDROOM 1:

19'6" maximum x 10'6" Twin double glazed sash style windows to front aspect, ceiling spotlights, smoke alarm, radiator, power points, lighting, dimmer switch.

#### EN-SUITE SHOWER ROOM:

Shower cubicle with glazed panelled door; extractor fan and spotlights over with drench style hood, tiled flooring, corner wash hand basin and tiled splashback, mirror; shaver point, panelled door; concealed cistern w.c with cupboard space over:







#### TOP FLOOR:

Landing, spotlights, door to:

#### BEDROOM 4:

17'2" x 12'4" measurements taken from approximately 4'5" off floor level with slight eaves to rear ceiling restricting headroom, central ceiling height 6'6", two sky-light windows with blinds, ceiling spotlights, access into storage eaves, radiator, power points, square opening leading to:

#### STORE ROOM:

12'10" x 5'10" measurements taken from approximately 4'5" off floor level with slight eaves to front ceiling, access to storage eaves, radiator, ceiling spotlights, extractor fan. (Potential for redevelopment to form an en-suite – subject to necessary consents). Door leading to:

#### BOILER ROOM:

Large hot water cylinder; wall mounted boiler supplying domestic hot water and central heating with pump systems (not tested), extractor fan.

#### OUTSIDE:

To the front are twin wooden vehicular gates leading to communal parking and turning area, to the side is a pedestrian gateway, large shingled car parking and turning area with two allocated car parking spaces and two further guest/visitor car parking spaces, lawned front garden with low privet hedge. From the first floor is a balcony accessible from the drawing room. To the rear is an enclosed rear garden laid to lawn with mature tree, fence panelling to either side with large patio area, external lighting.

#### MAINTENANCE CHARGE:

Freehold property however; all residents have collectively agreed that £150 per calendar month is payable as a reserve for external redecoration (frontage) last carried out 2014, maintenance of communal gardens, lawns and entry phone system. There are no communal parts at the rear of the property.

Brankesmere Terrace Management Ltd is run by the residences committee, they employ a local management company to oversee the ongoing maintenance.

#### TO FIND THE PROPERTY:

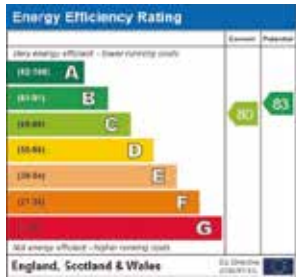
From St Jude's Church in Kent Road bear left into Grove Road South, take the first road on the left hand side into Queens Crescent, continue past the junction with Queens Grove where Brankesmere Terrace can be found almost directly opposite Queens Place, behind a high retaining wall and wooden security gates.

Portsmouth City Council: Band G

Services: Mains gas, electricity and water

Post Code: PO5 3HT





## 2 Branksmere Terrace

Approximate Gross Internal Area  
**Total = 2175 Sq Ft / 202.03 Sq M**  
 (Includes areas with restricted height less than 1.5m)



Indicates restricted room height less than 1.5m.

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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2015 Fine & Country Ltd. Printed

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