



15 Brading Avenue
Southsea | Hampshire | PO4 9QJ

FINE & COUNTRY





Step inside

15 Brading Avenue

When you are looking for a property with the 'wow' factor then look no further; this impressive semi-detached Edwardian Villa provides 3,226 sq ft of living accommodation with five bedrooms, three with en-suite facilities and a family bathroom on the upper floors, with the drawing room, separate dining room, cloakroom and 20 ft kitchen/family room on the entrance level as well as a sitting/games room on the lower ground floor. The property is ideally laid out for the growing family with a large kitchen having full width bi-folding doors leading to an enclosed and low maintenance garden, there is a gated entrance with the facilities for car parking as well as a garage. Located set back from the Victorian promenade in one of Southsea's most popular avenue locations, this family home has gas fired central heating, double glazing and floor coverings throughout. Being within easy access of the cosmopolitan shopping area of Albert Road, a short distance from the waterfront and within easy reach of highly regarded schools including the Grammar School & High School, the Palmerston Road and Gunwharf Quays restaurants and retail outlets, situated in a residential location, yet being 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 bearing left into St Helens Parade, continue past Canoe Lake along Eastern Parade, Brading Avenue is the sixth road after the junction with Festing Road on the left hand side opposite Tenth Hole Tea Rooms.

ENTRANCE:

Lowered kerb leading to pillared gateway with sliding remote control gate providing vehicular and pedestrian access leading to herringbone design brick paved parking to the front and left hand side of the property, retaining walls on all sides with mature hedge, evergreens and bushes, covered veranda with inset sensor spotlights and pillars, quarry tiled flooring, main front door with glazed upper panel and brass furniture leading to:

PORCH:

High level window, quarry tiled flooring, dado rail, cloaks hanging area, internal glazed door with frosted glazed panel to one side and over leading to:

HALLWAY:

Wooden flooring, balustrade staircase rising to first floor; high ceiling with coving, picture rail, dado rail, high skirting boards & architraves, radiator with cover over; steps leading down to rear mezzanine level, doorway and glazed removal panel providing access to lower ground floor; larger style storage cupboard, doors to primary rooms.

DRAWING ROOM:

19'0" x 13'5" approximate ceiling height 10'3". Double glazed bay window to front aspect with shutters, double radiator under; central ceiling rose, coving, picture rail, architraves, panelled door with finger plates, dimmer switches, wall lights, power points, second radiator; chimney breast with granite surround fireplace with arched cast iron inlay and living flame coal effect gas fire (not tested), high skirting boards.

DINING ROOM:

15'0" x 13'7" Surround fireplace with living flame coal effect gas fire (not tested), high ceiling with central ceiling rose, coving, picture rail, panelled door with architrave, high skirting boards, double radiator; twin double glazed windows to side aspect with shutters, matching window to front overlooking covered veranda, power points.

SEPARATE CLOAKROOM:

Fully ceramic tiled to floor and walls, double glazed frosted glass window to side aspect with shutters, chrome heated towel rail, concealed cistern w.c., with shelf over and mirror; automated lighting system, extractor fan, feature marble square wash hand basin with mixer tap and cupboard under; panelled door.

KITCHEN INC. FAMILY & BREAKFAST AREA:

20'4" x 19'7" to front of chimney breast. Family area: Wooden flooring, built-in glazed fronted cabinets with up and down lights, 'T' bar handles to either side of chimney breast, ceiling spotlights, central inset pebble effect gas fire (not tested) with shelf over; wiring and bracket for wall mounted TV, glazed panelled door leading to hallway, entry phone system, square opening leading to breakfast area, matching wooden flooring, range of storage cupboards, one with shutter front, two low level with glazed panelled doors and 'T' bar handles and wine rack, five skylight windows, bi-folding doors





opening to rear aspect extending the whole the width of the room leading onto rear garden. Kitchen area: Central island with granite work surface, inset sink unit with waste disposal and bin store under; range of pan drawers, 'T' bar handles, inset 'Smeg' five ring hob with 'Blanco' stainless steel extractor hood, fan and light over; breakfast bar to one end, range of storage cupboards with soft close mechanism, integrated wine cooler; integrated fridge and freezer; comprehensive range of floor units with matching 'T' bar handles, bin store, low level pelmet heating, inset stainless steel sink unit and drainers, space for free standing dishwasher; double glazed windows to side aspect with shutters, ceiling spotlights, tall shutter style unit with range of shelving, 'Smeg' large double ovens with 'Miele' coffee machine to one side, further combination microwave and hot plate pan drawer under; space for American style fridge / freezer with cold water supply, high level storage cupboards over; power points.

FIRST FLOOR:

Mezzanine landing to rear with balustrade staircase rising to primary landing, entry phone system, radiator; panelled door; door to:

BEDROOM 2:

13'0" x 12'0" Double glazed window to rear aspect with shutters, radiator under; to one side of the chimney breast is a built-in wardrobe with double doors and storage over; power points; door to:

DRESSING ROOM:

9'0" x 8'0" Built-in sliding floor to ceiling mirror fronted wardrobes to one wall with hanging space and shelving, radiator; double glazed window to rear aspect with shutters, door to:

EN-SUITE BATHROOM:

White suite comprising: double ended panelled bath with central taps and shower attachment, vanity unit with wash hand basin, mixer tap and cupboards under; low level w.c with twin flush, corner shower cubicle with curved panelled door; fully ceramic tiled to floor and walls, chrome heated towel rail, double glazed frosted glass window to side aspect, ceiling spotlights.

MAIN LANDING:

High ceiling with vaulted ceiling and skylight window, balustrade staircase rising to second floor mezzanine landing, dado rail, high skirting boards, ceiling coving, doors to primary rooms.

BEDROOM 1:

24'3" x 13'5" approximate ceiling height 10'2" Central ceiling rose, coving, picture rail, wall lights, high skirting boards, power points, double glazed bay window to front aspect

with shutters, feature cast iron surround fireplace with ceramic tiled inlay and hearth with living flame coal effect gas fire (not tested), dimmer switches, wood laminate flooring, power points, twin double glazed doors leading to:

EN-SUITE SHOWER ROOM:

19'4" x 5'6" Black and white tiled flooring, two skylight windows, double glazed windows to front and side aspect with shutters, radiator with chrome towel rail over; concealed cistern w.c with twin flush, twin sink units with storage cupboards under; matching mirror and lighting over; shower cubicle with curved panelled doors with obscure glass panel, tall storage cupboard, controls for underfloor heating.

BEDROOM 3:

14'1" to front of chimney breast x 13'7" Double glazed window to side aspect with shutters, ceiling coving, picture rail, panelled door; power points, built-in wardrobes to either side of chimney breast with hanging space and shelving, double radiator.

SECOND FLOOR:

Mezzanine landing to rear with balustrade, square opening leading to inner landing and bedroom 4, staircase rising to top floor:

FAMILY BATHROOM:

Fully ceramic tiled to floor and walls with underfloor heating, panelled bath with hand grips, mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and drawer under; concealed cistern w.c with twin flush, two wall mounted cupboards, wall mounted medicine cupboard with mirror fronted door and light over; chrome heated towel rail, double glazed frosted glass window to rear aspect with shutter style blinds, ceiling spotlights, wet room style shower area with central floor drain away, curved panelled door, extractor fan.

BEDROOM 4:

12'11" x 9'11" Double glazed window to rear aspect with shutters, built-in double doored wardrobe with low level dressing table to one side incorporating storage cupboards and chest of drawers with open shelving over; wood laminate flooring, panelled door; door to:

EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with 'Mira Sport' shower; vanity unit with wash hand basin and mixer tap and cupboard under; tiled flooring, extractor fan, ceiling spotlights, concealed cistern w.c., with shelf over; glazed fronted cabinet over:

TOP FLOOR:

Landing with door to bedroom 5, tall built-in storage cupboard with shelving, door leading to:

BEDROOM 5 / PLAYROOM:

13'8" x 10'11" maximum. Range of built-in wardrobes with 'T' bar handles, ceiling spotlights, skylight window to front, measurements taken from approximately 2'6" off floor level with slight eaves to ceiling on the front aspect, access to loft space, radiator, power points, entry phone system, steps with balustrade leading to:

OFFICE / STUDY AREA:

14'8" x 7'1" measurements taken from approximately 3' off floor level with slight eaves to rear ceiling restricting headroom, primary ceiling height 6'1", twin skylight windows to rear aspect, power points, wood laminate flooring, ceiling spotlights (formerly used as children's games and playroom).

LOWER GROUND FLOOR:

On the entrance level is a door and removable glazed panel providing access to lower ground floor via a staircase, leading to:

CINEMA / SITTING ROOM:

19'3" maximum x 14'4" incorporating stairwell, approximate ceiling height 7'5". Range of gloss fronted storage cupboards with 'T' bar handles, two high level cupboards housing electric consumer box and gas meter; understairs storage unit incorporating utility area, glazed window to side aspect with shutter; high level concealed lighting and spotlights, bracket for wall mounted T.V with shelf under; living flame log effect gas fire (not tested), wood laminate flooring, to one corner is a built-in storage cupboard housing 'Vaillant' boiler supplying domestic hot water and central heating (not tested).

UTILITY AREA: Understairs with butler style sink, tiled splashback, range of shelving, vent for tumble dryer and washing machine point, cold water supply, power points.











Step outside

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OUTSIDE:

To the front is a lowered kerb with pillared entrance, sliding remote control gate providing vehicular and pedestrian access leading to brick paviour 'L' shaped driveway leading to left hand side of the property, covered veranda with pillars and quarry tiled flooring, brick retaining wall to either side, the driveway runs the full depth of the house and into garage with a maximum width of 8', kitchen style garden area with raised tubs and flower beds, soldier railing gateway leading to rear garden. The rear garden is split level and laid to decking with fish pond, low lighting, water feature, range of shrubs and evergreens, outside cold water tap, bi-folding doors providing access to kitchen/family room.

GARAGE: 17'11" x 7'7" Up and over door, range of shelving, power points, electric lighting, service pit, double glazed door to side aspect leading to garden with windows to either side.

Services: Mains gas, water and electric

Local authority: Portsmouth City Council: Band G

VIEWING: Strictly by appointment with Fine & Country – Telephone 023 93 277 277

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Indicates restricted room height less than 1.5m.

Approximate Gross Internal Area
Main House = 3091Sq Ft / 287.18 Sq M

Garage = 135 Sq Ft / 12.54 Sq M

Total = 3226 Sq Ft / 299.72 Sq M

(Includes areas with restricted height less than 1.5m but excluding void)



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