



4 St Helens Close
Southsea | Hampshire | PO4 0NN

FINE & COUNTRY

St Helens Close is a highly regarded location, not only because of the style of houses within the close but also its convenience to the Southsea seafront, Canoe Lake and local amenities. This individual home has had no expense spared but the current owners in bringing it up to 21st Century standards with brand names such as Neville Johnson, Conquest and Miele being just some of the suppliers that make this house one above the rest. A great deal of care and attention has gone into refurbishing the property to a high standard with quality fittings and decoration. The total living space amounts to 1,882 sq ft which comprises; large entrance hall with glazed panelled staircase rising to the first floor; cloakroom, large sitting room leading to dining room which opens onto the rear garden, there is also a 'Conquest' fully fitted kitchen, on the ground floor; with 'Miele' appliances and granite work surfaces which also leads to the enclosed landscaped garden. On the first floor is a galleried landing with large Auriol window to the side, four bedrooms, each fitted with 'Conquest' wardrobes, the master having an en-suite shower room and a separate family bathroom services the other bedrooms, the loft space is accessed via a remote control ladder and has multiple uses for storage or potential study area. Unusual in many parts of Southsea there is off road car parking and a garage with a roller shutter door. The rear garden landscaped by Hambrooks has water features and seating areas with high retaining walls providing privacy.

Set just off Southsea seafront, yet within easy access of local shopping amenities and bus routes, recreation grounds and within a few minutes' walk of the cosmopolitan Albert Road shopping area and highly regarded schools, early internal viewing of this impressive family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE:

Lowered kerb leading to driveway to right hand side of the house measuring approximately 9'9" in width maximum, security camera, covered porch with lighting, step leading to black main front door with glazed panel over leading to:

HALLWAY:

Feature 'Neville Johnson' designed glass panel balustrade staircase rising to first floor with galleried landing over; large double glazed leadlight window to side aspect, alarm panel, chrome fronted power points, high ceiling with spotlights and coving, doors to primary rooms, understairs storage cupboard housing gas and electric meters, radiator:

CLOAKROOM:

Concealed cistern w.c., with twin flush and shelf over with storage cupboard to one side, vanity unit with oval wash hand basin and separate mixer tap with doors under; tiled flooring, radiator; feature double glazed bay window to front aspect with leadlight panels to upper section, ceiling spotlights and coving.

SITTING ROOM:

18'10" x 18'4" Part glazed door leading to hallway, dimmer switch, double glazed bay window to front aspect with leadlight glazed panels to upper section, power points, radiator; individually designed stone surround fireplace with matching mantle and hearth with living flame coal effect gas fire (not tested), arched opening leading to:





Step inside

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DINING ROOM:

15'0" x 12'0" Double glazed doors with matching panels to either side and top openers leading to rear garden, chrome fronted power points, dimmer switch, glazed panelled door leading to hallway, radiator; ceiling coving.

KITCHEN / BREAKFAST ROOM:

12'11" x 11'0" Comprehensive range of 'Conquest' cream fronted units with granite work surface, range of drawer units, curved corners, radiator; ceiling spotlights, 'Miele' appliances including oven, hot plates, microwave, steam oven and coffee maker with drawers under and storage cupboards over; integrated fridge and freezer with matching doors, tall larder style unit, tiled flooring, half glazed door leading to hallway, chrome fronted power points, inset 'Miele' five ring induction hob with stainless steel extractor hood, fan and light over; tiled splashback, 'Zip HydroTap' hot and cold tap, curved fronted storage unit under; under unit T.V, narrow wine cooler; inset 1 1/2 bowl 'Franke' stainless steel sink with granite drainer to one side and mixer tap, built-in storage cupboard housing dishwasher and storage cupboards under; twin double glazed doors with matching panels to either side and top openers leading to rear garden.

FIRST FLOOR:

Galleried landing with balustrade and glazed panels under; ceiling spotlights and coving, remote control drop down loft ladder; radiator; chrome fronted power points, doors to primary rooms.

BEDROOM 1:

15'9" x 14'3" to front of built-in wardrobes, double glazed square bay window to front aspect, ceiling spotlights and coving, radiator; bracket and wiring for wall mounted T.V, power points, comprehensive range of 'Conquest' fitted floor to ceiling mirror and glass fronted sliding wardrobes to one wall with hanging space and shelving with lighting over; door to:

EN-SUITE SHOWER ROOM:

Fully ceramic tiled to floor and walls, vanity unit with oval wash hand basin and mixer tap with mirror and lighting over; concealed cistern w.c., range of storage cupboards, double glazed frosted glass window to side aspect, ceiling spotlights, chrome heated towel rail, large walk-in shower cubicle with sliding panelled door; drench style hood and separate shower attachment and hand rail.

BEDROOM 3:

12'9" x 8'5" Double glazed window to front aspect, bracket and wiring for wall mounted T.V, radiator; built-in triple doored 'Conquest' fitted wardrobe to one wall with hanging space, shelving and automated lighting, power points.

FAMILY BATHROOM:

White suite comprising; panelled bath with mixer tap, separate shower over with separate shower attachment with drench style hood, hand rail, glazed panelled door; vanity unit with wash hand basin, mixer tap and cupboards under; mirror fronted medicine cabinet with lighting over; extractor fan, chrome heated towel rail, low level w.c with twin flush, double glazed frosted glass window to side aspect, fully ceramic tiled to floor and walls.

BEDROOM 2:

12'11" x 11'0" Double glazed window to rear aspect overlooking garden, built-in floor to ceiling mirror and glazed 'Conquest' fitted wardrobes with hanging space and shelving and lighting over; radiator; bracket and wiring for wall mounted T.V, power points.

BEDROOM 4:

12'1" x 8'0" measurements do into include recessed area for door opening, double glazed window to rear aspect overlooking garden, radiator; power points, built-in double doored 'Conquest' fitted wardrobe with hanging space, chest of drawers and shelving, bracket and wiring for wall mounted T.V, ceiling coving.







Step outside

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To the front is a shingled garden with privet hedging, mature shrubs, evergreens and bushes, to the right hand side of the property is a driveway running the depth of the house measuring approximately 9'9" in width maximum leading to garage. To the rear is a landscaped 'Hambrooks' designed rear garden, narrow gateway to one side, stepping stone pathway, two circular areas, one with false grass the other one laid to patio, two remote control chrome balls with water features and stone surrounds, slate chippings area, curved steps leading to dining room, matching steps leading to kitchen/breakfast room, mature shrubs and evergreens, enclosed by high wall with external lighting.

GARAGE:

19'9" x 10'2" Pitched roof, electric fluorescent tube lighting, double glazed window to side aspect and door leading to rear garden, remote control roller shutter style door with automated lighting.

TO FIND THE PROPERTY:

From South Parade Pier continue into St Helens Parade passing Canoe Lake on the right hand side, bear left into St Helens Close where No.4 can be found a short distance along on the left hand side.

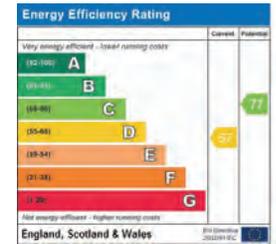
SERVICES: Mains Gas, Water and Electric

LOCAL AUTHORITY: Portsmouth City Council: Band F



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Approximate Gross Internal Area
 Main House = 1684 Sq Ft / 156.43 Sq M
 Garage = 198 Sq Ft / 18.45 Sq M
 Total = 1882 Sq Ft / 174.88 Sq M



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