



EASTERN PARADE | SOUTHSEA | PO4 9RE



35 EASTERN PARADE, SOUTHSEA, PO4 9RE

OFFERS IN EXCESS OF £1,950,000 FREEHOLD

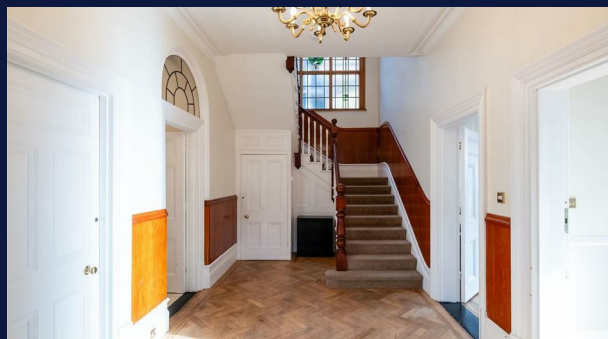
- Detached Edwardian Villa
- Seafront Location
- 4 Reception Rooms
- 33' Kitchen/Breakfast Room
- 6 Bedrooms plus 4 Bath/Shower Rooms
- Games Room & Gymnasium
- Conservation Area
- Detached Garage & Swimming Pool
- Corner Plot
- No Forward Chain

A stunning detached Edwardian period villa on the seafront in Southsea within the Craneswater & Eastern Parade conservation area. The house is arranged over 3 floors and offers 5,564 sq ft of living accommodation.

The property has many period features throughout, among them the cornicing and architrave as well as the open fireplaces and feature coloured glass windows.

The entrance vestibule has double doors into the reception hall with stairs to the first floor. There are doors leading off to 2 grand reception rooms with views towards the Solent. There are 2 further reception rooms and a 33' kitchen/breakfast room. On the lower ground floor there is a substantial games room, gymnasium, bathroom and shower room plus a utility room. The first floor has 6 bedrooms and 2 bathrooms.

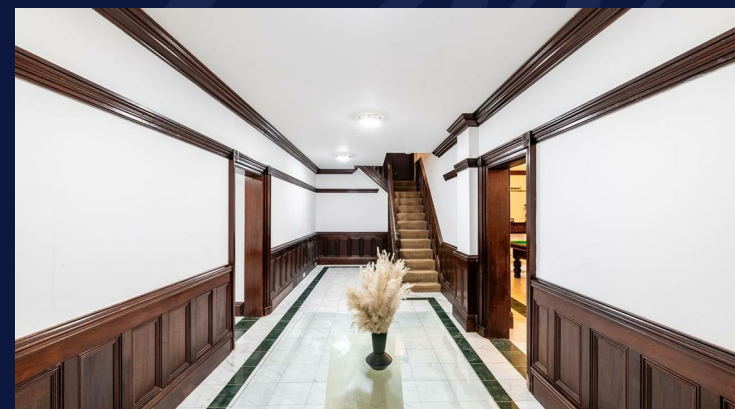
Outside there is a detached garage and driveway with a gated entrance. Within the gardens to the south of the property is a swimming pool and terrace surrounded by a stone wall. Further lawned gardens at the side of the property.













EPC Band - Current - E Potential - C

Council Tax Band G

Take the A2030 into Southsea picking up the A288 Eastney Road. Take Cromwell Road and then St Georges Road onto Eastern Parade. The house can be found on the right hand side on the corner of Brading Avenue.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

8-9 Southgate
Chichester, PO19 1ES

01243 787868
WWW.SIMSWILLIAMS.CO.UK