



EASTERN PARADE
SOUTHSEA | PO4 9RB

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In Brief

Freehold

£1,750,000

We have pleasure in marketing for sale this magnificent Edwardian Detached Residence situated in one of Southsea's most desirable seafront locations within the Craneswater & Eastern Parade Conservation Area. The property is just a short walk from the recreational area of Canoe Lake, popular tennis club including grass courts and some excellent beachside cafes. Enjoying views across Southsea Cricket Ground plus uninterrupted panoramic views towards The Solent and Isle of Wight from the first-floor bedrooms, this is a unique opportunity not to be missed.

Approached via electric security gates, the property occupies private grounds of approximately 150ft (45m) in depth with a frontage of 45ft (13.7m) extending to 55ft (16.7m) to the rear offering ample parking for several vehicles leading to a detached 35ft garage while the mature gardens include a paved patio, lawns and feature decked Gazebo perfect for those summer evening cocktails.





The Property

Enhanced by its elegant brick and part rendered elevations featuring square double bay windows plus a typical Edwardian Verandah and Balcony, this delightful family home provides a generous layout of almost 3,200 sq.ft (296.8 sq.m) over three floors with a host of original features.

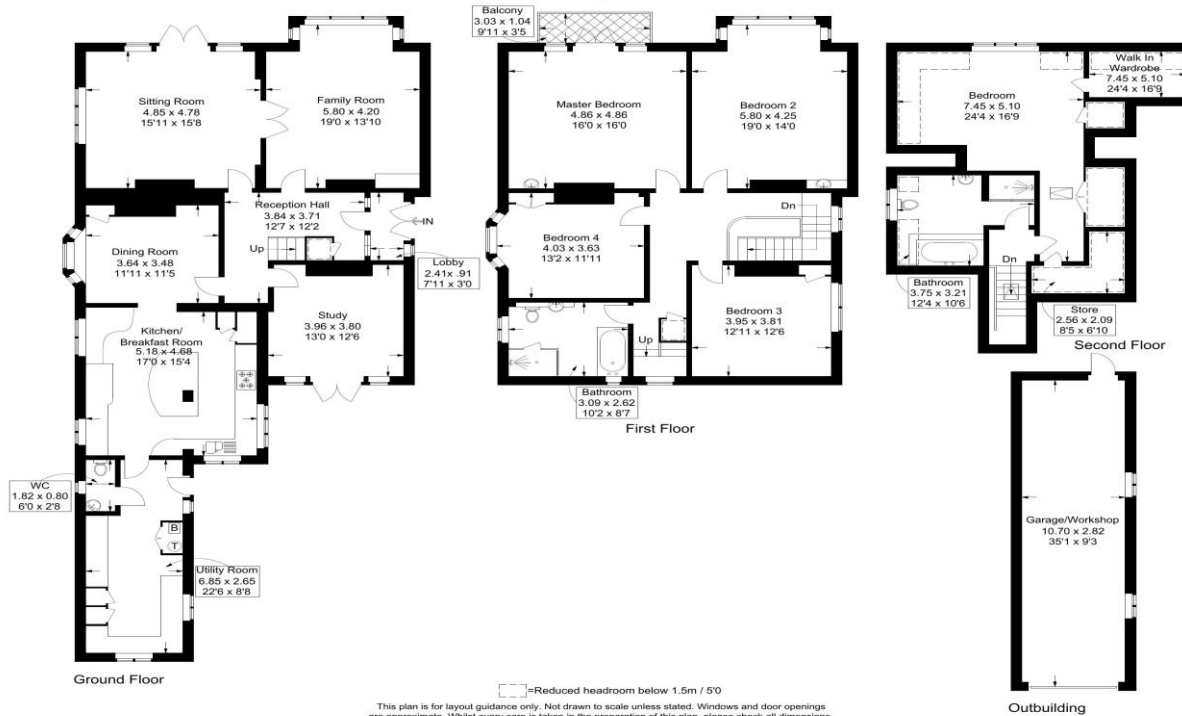
Beautifully presented throughout, the house comprises; side entrance lobby, lovely welcoming hall with balustrade staircase to upper floors, four main reception rooms including a sitting room with French doors to a southerly facing verandah overlooking the hedged front garden, adjoining family/cinema room, study and dining room with open way to an impressive 17' x 15'4 fitted kitchen/breakfast room complete with central island work station/breakfast bar and door to a very useful 22ft utility room with door to the rear garden and cloakroom. The ground floor receptions and hallway feature Oak flooring.

Once on the galleried landing, you will find the master bedroom with French doors to a southerly facing balcony and super sea views together with three further double bedrooms and main family bathroom with four-piece suite including a separate shower cubicle. The second floor features a spacious vaulted fifth bedroom complete with beamed ceiling, with walk-in wardrobe and bathroom.





Eastern Parade, Southsea
Approximate Gross Internal Area = 296.8 sq m / 3195 sq ft
Outbuilding = 30.7 sq m / 330 sq ft
Total = 327.5 sq m / 3525 sq ft



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