



## COUSINS GROVE

SOUTHSEA | SOUTHSEA | PO4 9RP

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Freehold

£1,295,000

## In Brief

- Outstanding Detached Edwardian Residence
- Highly Requested Conservation Area
- Short Walk to Seafront and Canoe Lake
- Almost 3,000 sq.ft (272 sq.m) of Accommodation
- Four Double Bedrooms plus Two Bath/Shower Rooms
- Three Fine Reception Rooms
- Beautifully Equipped Kitchen with Integrated Appliances
- Double Glazed Orangery
- Well Proportioned Walled Garden with Side Access
- No Forward Chain











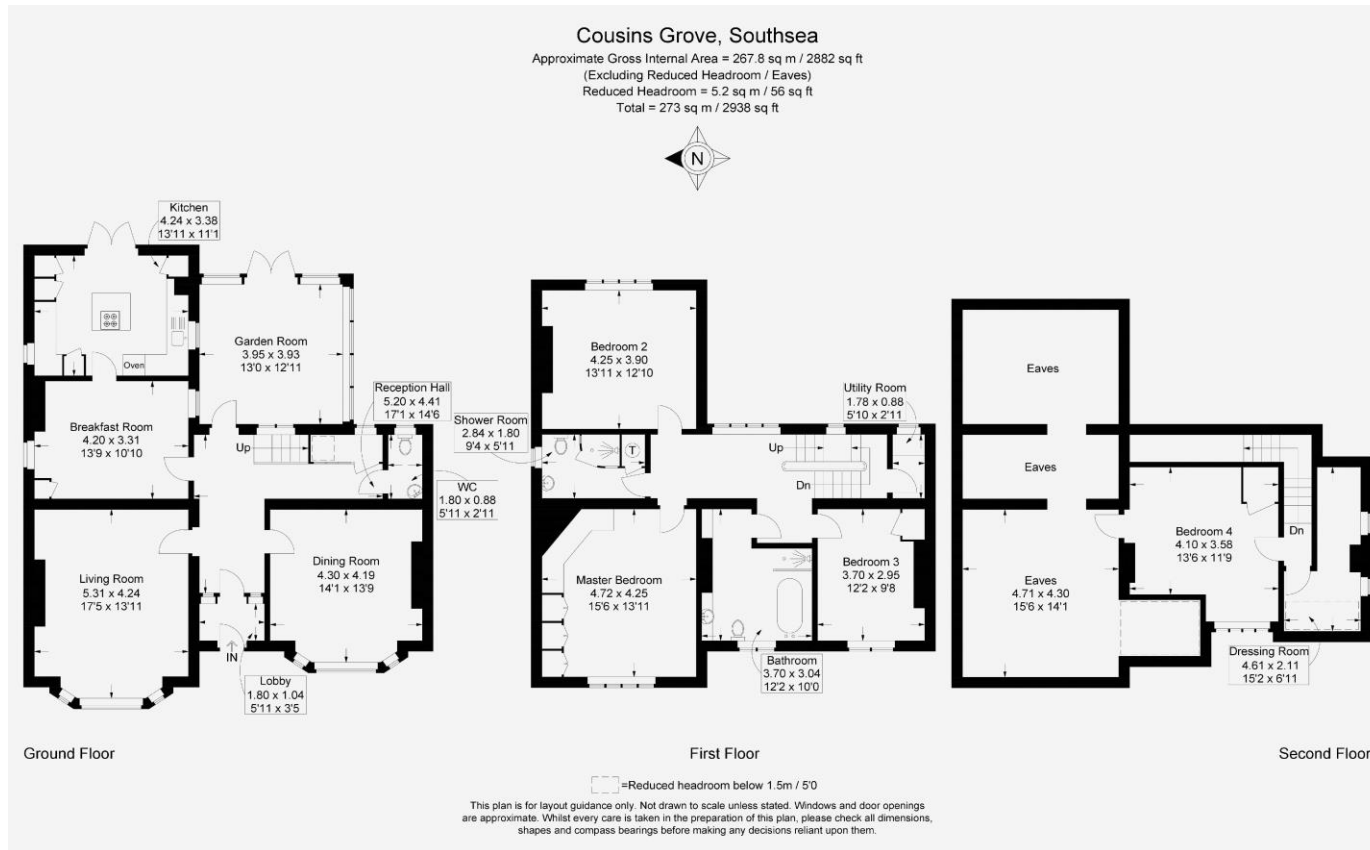
## The Property

Outstanding Four Bedroom Detached residence situated in this much requested conservation area in one of Southsea's premier addresses just off Eastern Parade. The main seafront and Canoe Lake are both within a short walk along with the Edwardian Rose Gardens, Lawn Tennis Club, Cricket Club and water sports found along the esplanade. Portsmouth is also known for its excellent private schooling including the nearby Mayville High School, Portsmouth High School for Girls and the Grammar School in Old Portsmouth (PGS). Boasting a magnificent blend of both Edwardian and Art Deco period features such as ornate fireplaces, high ceilings and leadlight glass wrapped around more contemporary features like the luxury kitchen and bathroom suites. At almost 3,000 sq.ft (272 sq.m) over three floors, the property is approached via a canopied porch and arched entrance door to a lobby with stained glass door and side panels to an impressive reception hall with return staircase to the upper floors and doors to the principal rooms. There are three fine reception rooms including a 17ft x 13ft living room, dining room and breakfast/family room which leads into a beautiful, fitted kitchen complete with central island workstation and a range of integrated appliances. The impressive double glazed Orangery leads out the rear garden. Once on the spacious first floor landing, you will find three double bedrooms, a shower room and the main 12ft x 10ft family bathroom featuring a free-standing claw-foot bath and separate shower cubicle. An additional staircase leads to another double bedroom and dressing room plus access to large eaves rooms providing scope for further bedrooms subject to the usual planning consent. Externally, there is a side pedestrian access leading to a walled rear garden with paved patio and lawn. This quality home must be viewed as soon as possible to fully appreciate the location and accommodation on offer.









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**TENURE:** Freehold

**EPC RATING:** 'E'

**COUNCIL TAX BAND:** 'G'

**Viewing Arrangements:** Strictly by Appointment through Fry & Kent