



Nesbits

Established 1921

7 Brandon Road, Southsea, PO5 2LY

Price £865,000

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Enjoying a rare degree of seclusion in the very heart of SOUTHSEA TOWN CENTRE whilst also boasting generous and well-proportioned living space, delightful private gardens with off-street parking, and a wealth of period features, this FIVE BEDROOM SEMI-DETACHED CHARACTER RESIDENCE serves as a comfortable and stylish family home in its current state whilst providing an excellent development opportunity to enhance the property further to its full potential. Brandon Road runs between Hamilton Road and Clarendon Road, a level walk of some quarter of a mile only from Southsea Common and Palmerston Road Shopping Precinct, an exceptionally convenient address within comfortable reach of a wide range of public amenities including: Seafront leisure and recreation, main-line stations, University Campus and various good schools. Of classic late-Victorian design, No. 7 itself has pebbledash rendered elevations, enclosed porch, and bold bay windows on two sides, all under a modern tiled roof. It stands well-screened from the road behind a mature and charming 50ft x 55ft garden which affords car hardstanding, the generous grounds being completed by an enclosed rear courtyard and wide sideway with chalet/workshop.



In our clients' family's hands for many years, and offered now with the benefit of NO ONWARD CHAIN, the property now requires a programme of up-dating. It holds considerable scope for new owners to re-model as suits their needs, creating a long-term family home of genuine quality and appeal. Full particulars are given as follow:

Outer door, with stained-glass lead-light panels, to:

ENCLOSED PORCH

Pitched ceiling. Quarry-tiled floor. Arched window overlooking front garden. Gothic-arched doorway with part-glazed inner door to:

ENTRANCE HALL

Coved ceiling with rose. Facing staircase to upper floors having turned-wood balustrade and newel posts together with cupboard under housing gas and electricity meters plus circuit breakers. Gothic-arched sash window overlooking front garden. 1 double and 1 single panel radiator. Walk-in cloaks and storage room with shelving and period cupboard.

LIVING ROOM

18'10 x 15'0 (5.74m x 4.57m)

Coved ceiling with rose. Deep splay bay window overlooking front garden. Period fireplace with coal-effect living-gas fire. Double panel radiator.

DINING ROOM

17'3 x 15'1 (5.26m x 4.60m)

Coved ceiling with rose. Deep splay bay window to side elevation. Exposed floorboards. Double panel radiator with ornamental grille. Splendid marble fireplace, the cast-iron and tiled grate having coal-effect living-gas fire. Door, with etched and coloured-glass panels, to Conservatory. Pair of





part-glazed dividing doors to:

BREAKFAST ROOM

11'10 x 11'10 (3.61m x 3.61m)

Coved ceiling. Multi-pane glazed door from Entrance Hall. Fitted corner storage cupboard with stripped pinewood doors. Sash window to rear elevation. Single panel radiator. Multi-pane glazed door to:

KITCHEN

13'8 x 8'2 (4.17m x 2.49m)

Fitted in period style, with: pinewood base and wall cupboards, work surfaces with tiled surround, single drainer enamel inset sink with mixer tap. Recess for gas cooker. Plumbing for washing machine. Single panel radiator. Pair of windows overlooking courtyard. Part-glazed door to:

CONSERVATORY

13'11 x 5'2 (4.24m x 1.57m)

Pitched and glazed roof. Tiled floor. Lead-light window. Pair of French doors to courtyard. Single panel radiator. Part-glazed door to:

CLOAKROOM & W.C.



5'10 x 3'11 (1.78m x 1.19m)

Contemporary white suite comprising: low flush w.c. and handbasin with mixer tap. Lead-light window overlooking courtyard. Tiled floor. Single panel radiator. 'Potterton' gas fired boiler. Pitched and glazed roof.

FIRST FLOOR

LANDING

Coved ceiling.

STORE ROOM

8'0 x 4'8 (2.44m x 1.42m)

Coved ceiling. Shelving.

SEPARATE W.C.

White low flush suite. Gothic-arched sash window. Double panel radiator.

BATH/SHOWER ROOM

10'9 x 10'1 (3.28m x 3.07m)

Period-style white panelled bath with side-mounted mixer tap plus shower mixer, handbasin in cast-iron surround incorporating mirror, contemporary walk-in shower cubicle. Double



panel radiator. Full-height built-in storage cupboard housing hot water tank. Sash window to rear elevation. Coved ceiling.

BEDROOM ONE

15'7 x 13'10 (4.75m x 4.22m)

Coved ceiling with rose. Pair of sash windows to front elevation. Pair of built-in wardrobe and storage cupboards. Double panel radiator.

BEDROOM TWO

15'1 x 13'11 (4.60m x 4.24m)

Coved ceiling. Pair of sash windows to side elevation. Period fireplace with cast-iron grate. 2 double panel radiators. Built-in wardrobe and storage cupboard.

TOP (SECOND) FLOOR

LANDING

Skylight. Built-in storage cupboard.

BEDROOM THREE

15'5 x 9'5 (4.70m x 2.87m)

Gothic-arched sash window to front elevation. Storage recess. Pedestal handbasin. Single panel radiator.



BEDROOM FOUR

15'8 x 9'8 (4.78m x 2.95m)

Gothic-arched sash window to side elevation. Storage recess. Handbasin. Single panel radiator. Access to eaves storage.

BEDROOM FIVE

12'6 x 10'1 (3.81m x 3.07m)

Obscure-glass skylight to rear roof slope. Pedestal handbasin. Built-in storage cupboard.

OUTSIDE

No. 7 enjoys a delightful setting within a generous plot which is well-screened from the road:

FRONT

Depth: 55'0 (16.76m) Width: 50'0 (15.24m)

A large and mature garden of above-average size; laid to lawn and paved patios with a fenced surround; raised borders having many trees and shrubs. Access from the road is via a secure pedestrian gate, to the side of which a pair of vehicular gates lead to a CAR HARDSTAND (depth:21'0 (6.40m) approx) with the facility to provide additional off-street parking if desired.

SIDE



Depth: 44'6 (13.56m) Width: 17'9 (5.41m)

A further garden area having raised planted bed and walled/fenced surround. Timber chalet. Wrought-iron gate to:

REAR

An enclosed courtyard, 18'4 (5.59m) x 12'9 (3.89m), with high, walled surround and useful garden store.

COUNCIL TAX

Band 'E' - £2,536.66 per annum (2024-25).

EPC 'E'

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17741/044286)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			





Brandon Road, Southsea

Approximate Gross Internal Area = 224.8 sq m / 2420 sq ft
 Outbuilding = 11.2 sq m / 121 sq ft
 Total = 236 sq m / 2541 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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