



Nesbits

Established 1921

Branksome House, 32 Eastern Parade, Southsea, PO4 9RD

Price £2,150,000

Branksome House, 32 Eastern Parade, Southsea, PO4 9RD

An opportunity of immense appeal and rarity set within SOUTHSEA'S PREMIER ADDRESS. Commanding delightful and fascinating panoramic views to The Solent and Isle of Wight, this truly magnificent SIX BEDROOM DETACHED SEAFRONT CHARACTER RESIDENCE boasts generous gardens, double-width garage plus ample private parking, heated swimming pool, a wealth of period features, and, at some 5,500 sq. ft., extensive accommodation to meet all family needs. The most prestigious part of an historic and superior Conservation Area containing homes of a consistently high calibre, Eastern Parade is separated from Southsea Esplanade and the open beach by just the Miniature Golf Course and playing fields of Portsmouth Cricket Club, across which 'Branksome House' enjoys wonderful open views as a foreground to the expanse of The Solent beyond. Southsea Town Centre (Palmerston Road Shopping Precinct) is a very comfortable one mile to the west and a wide range of public amenities may be found within a similar radius. An outstanding Edwardian-era residence, 'Branksome House' is of grand and impressive design, its brick elevations incorporating front and side bay windows and balconies, all under a tiled roof with solar panels. Approached via electronic gates, it stands upon a walled and landscaped plot, extending to some 150ft x 52ft, with a long, private driveway providing open parking for multiple vehicles in front of a double-width garage. To the rear is the heated pool - ideal for use when the nearby sea temperature is less than welcoming!



Priced competitively, notable even among its near neighbours, and available now to the open market for the first time in 35 years, this opportunity has much to commend it to discerning buyers - genuine quality and distinction, breathtaking outlook, excellent private parking, and generous accommodation perfectly suited to an extended family and holding huge scope for individual needs to be met. Full particulars are given as follows and enquiry is invited:

Balustraded steps at side of property to:

IMPOSING ENTRANCE

Having pillared pediment and pair of panelled storm doors, with lead-light glazed surround, to:

PORCH

Coved ceiling. Pair of bevelled-glass inner doors to:

RECEPTION HALL

21'6 x 9'11 (6.55m x 3.02m)

Coved ceiling. Splendid period staircase to upper floors, having turned-wood balustrade and newel posts. Two period-style radiators. Door to:

INNER LOBBY

Stairs to Lower Ground Floor. Built-in cupboard. Former side entrance door, now sealed.

DRAWING ROOM

21'9 x 13'10 (6.63m x 4.22m)

Coved and panelled ceiling. Deep splay bay to front elevation having UPVC replacement double-glazing and shaped single panel radiator. Adam-style fire surround, the open grate having coal-effect living-gas fire. Additional double panel radiator.

DINING ROOM

21'8 x 14'10 (6.60m x 4.52m)

Coved ceiling with rose. Square bay to front elevation having UPVC replacement double-glazing. One double and one single panel radiator. Extensive range of bespoke fitted oak units to two walls - desking, book/display shelves, cupboards, and incorporating period-style fire surround with coal-effect living-gas fire.

SITTING ROOM

18'10 x 15'6 (5.74m x 4.72m)

Coved ceiling with rose. Square bay to side elevation having UPVC replacement double-glazing. Two double panel radiators. Doors from Reception Hall and Inner Hall.

INNER HALL

Single panel radiator.

CLOAKROOM

9'7 x 6'10 (2.92m x 2.08m)

Suspended ceiling. Wall-length range of built-in storage cupboards. Radiator with ornamental grille. UPVC replacement obscure double-glazed window to side elevation. Door to:





SEPARATE W.C.

White pedestal handbasin and low flush w.c. Single panel radiator. UPVC replacement obscure double-glazed window to side elevation. Suspended ceiling with recessed spotlight.

LOWER HALL

Three recessed ceiling spotlights. Secondary staircase to upper and lower floors.

SIDE PORCH

UPVC double-glazed under a pitched roof. Secondary side entrance door via driveway.

LINKED KITCHEN/BREAKFAST ROOM

Kitchen

19'0 x 8'3 (5.79m x 2.51m)

Recently re-fitted with an extensive range of base and wall cupboards, 'Wharf' worktops and upstand, 1½ bowl stainless steel inset sink with 'Quooker' tap and waste disposal attachment. Incorporating: 'Aga' with extractor canopy, 2-ring induction hob, coffee maker, wine cooler, double-drawer dishwasher, and steamer. Space for upright 'fridge/freezer. UPVC replacement double-glazed window to rear elevation, obscure version to the side. Through to:

Breakfast Room

13'5 x 12'2 (4.09m x 3.71m)

Dual-aspect with UPVC replacement double-glazed window to side elevation and similar door to rear garden. 8 recessed ceiling spotlights. Double panel radiator. Heated plate drawer.

FIRST FLOOR

LANDING

10'2 x 9'10 (3.10m x 3.00m)

Coved ceiling. Large pictorial stained-glass lead-light feature period window to side elevation. Opening through to:



STUDY

9'10 x 8'4 (3.00m x 2.54m)

Coved ceiling. UPVC replacement double-glazed window to side elevation. Single panel radiator. Fitted desking.

PRINCIPAL BEDROOM SUITE

Bedroom

14'9 x 14'10 (4.50m x 4.52m)

Coved ceiling. Splay bay to front elevation having UPVC replacement double-glazing and fitted & vented window seat with shaped single panel radiator under. Single panel radiator. Arched opening to:

Dressing/Sitting Room

14'1 x 13'11 (4.29m x 4.24m)

Coved ceiling with 7 recessed spotlights. Fitted wardrobe and storage cupboards, dressing unit, display niche. Single panel radiator. UPVC replacement double-glazed window to side elevation. Pair of UPVC replacement double-glazed French doors to:

Balcony One

14'5 x 8'4 (4.39m x 2.54m)

Having railed balustrade and verandah-style canopy.

En-suite Shower Room & W.C.

10'3 x 6'3 (3.12m x 1.91m)

Contemporary white suite comprising: low flush w.c., shaped handbasin with mixer tap plus drawers and cupboard under, walk-in shower. Vertical radiator/towel rail. Tiled walls and floor. Electric under floor heating. 8 recessed ceiling spotlights. UPVC replacement obscure double-glazed window.

BEDROOM TWO

15'5 x 14'8 (4.70m x 4.47m)

Coved ceiling. Fitted wardrobe and storage unit incorporating seat and dressing table. Double panel radiator. Pair of UPVC replacement double-



glazed French doors to:

Balcony Two

To the west side, with railed balustrade and verandah-style canopy.

INNER LANDING

Radiator with ornamental grille.

FAMILY BATH/SHOWER ROOM & W.C.

10'11 x 9'7 (3.33m x 2.92m)

Contemporary white suite comprising: low flush w.c., bidet, shaped spa bath with side-mounted mixer tap, twin rectangular handbasins each with mixer tap and having drawers under, shower cubicle. Vertical radiator/towel rail. Tiled floor. Electric under floor heating. Two UPVC replacement obscure double-glazed windows. 8 recessed ceiling spotlights.

LOWER REAR LANDING

Secondary staircase. UPVC replacement obscure double-glazed window to side elevation. Double panel radiator.

SHOWER & W.C.

White suite comprising: low flush w.c., handbasin with mixer tap, tiled shower cubicle. UPVC replacement obscure double-glazed window. Tiled walls. 2 recessed ceiling spotlights.

BEDROOM THREE

13'10 x 12'6 (4.22m x 3.81m)

UPVC replacement double-glazed window to side elevation. Fitted wardrobe, drawers, and dressing table. Double panel radiator.

BEDROOM FOUR

14'0 x 8'9 (4.27m x 2.67m)

UPVC replacement double-glazed window to rear elevation. Fitted wardrobes, overhead storage, drawers, and display niches. Double panel radiator.

TOP (SECOND) FLOOR



LANDING

Access to LARGE LOFT SPACE. Single panel radiator.

SHOWER & W.C.

White suite comprising: low flush w.c., pedestal handbasin, tiled shower cubicle. Vertical radiator/towel rail. Built-in linen cupboard. UPVC replacement double-glazed window to side elevation.

BEDROOM FIVE

13'10 x 11'5 (4.22m x 3.48m)

UPVC replacement double-glazed window to rear elevation. Built-in wardrobe. Double panel radiator.

BEDROOM SIX

14'0 x 8'11 (4.27m x 2.72m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator.

LOWER GROUND FLOOR

Approached via both the main Reception Hall and the rear staircase.

HALL

14'1 x 9'10 (4.29m x 3.00m)

Parquet flooring. Single panel radiator. SAUNA.

STORE/WORKROOM

10'0 x 9'0 (3.05m x 2.74m)

Parquet flooring. Fitted shelves and storage cupboard.

BILLIARD ROOM

21'0 x 13'0 (6.40m x 3.96m)

Splay bay recess to front elevation with UPVC replacement double-glazed window. Parquet flooring. Pinewood panelled ceiling and lower walls. 9 recessed ceiling spotlights. Additional double-glazed window to side elevation. Single panel radiator.

GAMES ROOM



21'4 x 14'11 (6.50m x 4.55m)

Square bay recess to front elevation having UPVC replacement double-glazed window. Pinewood panelled ceiling. Radiator with ornamental grille. Additional double-glazed window to side elevation.

INNER HALL

LAUNDRY ROOM

13'10 x 9'4 (4.22m x 2.84m)

Built-in linen cupboard. Built-in airing cupboard with hot water tank. 'Ideal Concord' gas fired central heating and hot water boiler. UPVC replacement double-glazed window. Part-glazed door to:

POOL ROOM

9'11 x 7'6 (3.02m x 2.29m)

Pool pump. Water softener. UPVC and obscure double-glazed door to rear garden.

UTILITY ROOM

13'9 x 13'5 (4.19m x 4.09m)

Fitted base and wall cupboards, work surfaces, twin bowl stainless steel inset sink with mixer tap. Plumbing for twin washing machines, space for tumble dryer. Single panel radiator. UPVC replacement double-glazed window to side elevation.

OUTSIDE

'Branksome House' stands, roughly mid-point, in a generous plot extending to some 150ft (45.72m) x 52ft (15.85m). A pair of wrought-iron electronically operated vehicular gates lead to a WIDE PRIVATE DRIVEWAY affording ample open parking in front of the detached garage.

FRONT

Width: 52'0 (15.85m) Depth: 40'0 (12.19m) Landscaped garden with walled surround, having circular brick-paved patio and raised, well-stocked planted beds. Newly-installed automatic watering system. Wrought-iron pedestrian gate to Eastern Parade.



REAR

Width: 52'0 (15.85m) Depth: 41'9 (12.73m) Landscaped, walled and fenced garden laid to paving with planted borders. Newly-installed automatic watering system. Side pedestrian access.

HEATED POOL

DETACHED DOUBLE-WIDTH GARAGE of brick construction under a pitched and tiled roof, and having automatic door.

ATTACHED EXTERNAL SHOWER & WC with: low flush w.c., handbasin with mixer tap, free-draining floor having 'Triton' shower mixer over, tiled walls and floor, pair of UPVC obscure double-glazed windows.

EPC 'E'

COUNCIL TAX

Band 'H' - £4,150.90 per annum (2024-25).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17764/044297)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		





Eastern Parade, Southsea

Approximate Gross Internal Area = 515 sq m / 5544 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 515.6 sq m / 5550 sq ft



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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