

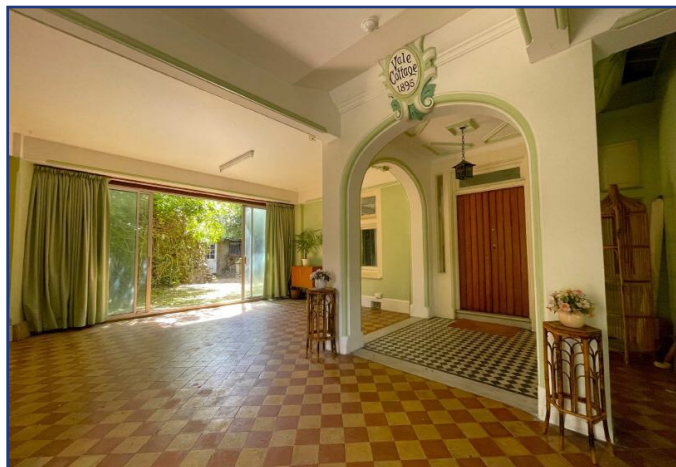
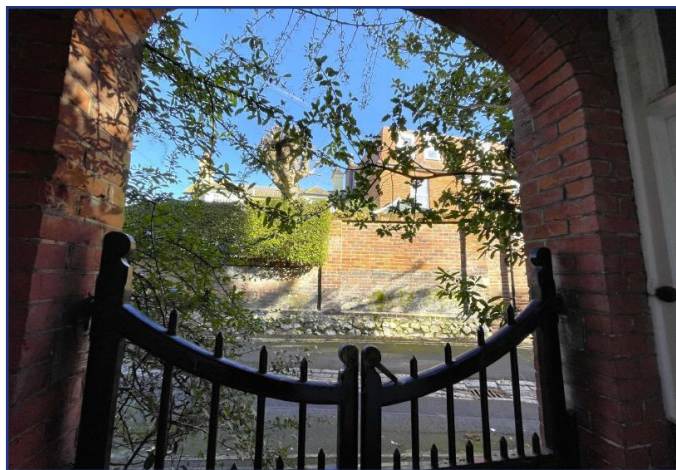


Vale Cottage, The Vale, Southsea, PO5 2EQ

UNSOLD AT AUCTION. OFFERS NOW INVITED (on strict Auction terms)

GUIDE PRICE: £580,000 - £620,000.

Delightfully and very conveniently positioned within a select Town Centre backwater, this UNIQUE 4 DOUBLE BEDROOM CHARACTER RESIDENCE will, with its walled gardens, private garage, roof terrace, extensive living space and wealth of period features, appeal to buyers seeking a REFURBISHMENT PROJECT with immense potential to create a truly splendid family home. A genuine hidden gem. Winding between Clarendon Road and Villiers Road, forming part of an historic Conservation Area, The Vale is a charming and tucked-away enclave of just a small number of select homes. A walk of only a few minutes from both Southsea Seafront and Shopping Centre (Palmerston Road Precinct), this highly desirable location places a wide range of public amenities within comfortable reach. The original house dates from 1851, the work of Thomas Ellis Owen, the renowned architect responsible for the development of much of early-Victorian Southsea. It has been radically extended and re-modelled (dated 1895) to its current design now presenting an exterior which is striking, attractive and individual.



An impressive, high boundary wall provides very effective screening to an Italian-style courtyard and to a generous main garden, some 45ft x 40ft. Available now to the open market for the first time in over 40 years, 'Vale Cottage' will reward a programme of general modernisation throughout, holding enormous scope for incoming owners to implement their own tastes and ideas. Full particulars are given as follows and immediate enquiries from READY (CASH) BUYERS are invited:

Gated approach to arched and recessed PORCH having quarry-tiled floor and a pair of part-glazed outer doors to:

MAGNIFICENT ENTRANCE VESTIBULE

30'5 x 21'2 (9.27m x 6.45m)

Quarry-tiled floor. Virtually fully-glazed east and west walls, each incorporating sliding patio doors, to the main garden and courtyard respectively. Two double panel radiators. Walk-in cloaks and storage cupboard housing gas and electricity meters, also pedestal handbasin and door to SEPARATE W.C. with low flush suite. A notable feature of this room is the original building's fine portico entrance which incorporates a pair of oak panelled inner doors to:

RECEPTION & LIVING ROOM

18'8 x 24'2 (5.69m x 7.37m)

An 'L'-shaped area with bay window overlooking the main garden. Impressive staircase to first floor having a mirrored wall and turned-wood balustrade. Feature period fireplace with open grate having living-gas fire. Four double panel radiators. Pair of multi-pane glazed doors to:

DRAWING ROOM

21'0 x 18'4 (6.40m x 5.59m)

Coved ceiling. Wide splay bay window to east elevation. Pair of glazed French doors to main





garden. Modern fire surround. Double panel radiator.

From Reception/Living Room to:

INNER HALL

Pitched, obscure-glass roof.

DINING ROOM

19'1 x 12'5 (5.82m x 3.78m)

Two double panel radiators. Door to Kitchen.

BREAKFAST ROOM

14'3 x 6'8 (4.34m x 2.03m)

Former range recess. Three built-in storage cupboards. Built-in airing/linen cupboard housing lagged hot water tank. Two double panel radiators. Door to Kitchen. Door to:

CLOAKROOM & W.C.

Pedestal handbasin, low flush w.c. Single panel radiator. UPVC replacement double-glazed window.

KITCHEN

14'1 x 10'7 (4.29m x 3.23m)

Fitted base and wall cupboards, work surfaces with tiled surround, sink unit. Incorporating 4-ring



electric hob. Plumbing for dishwasher and washing machine, space for upright 'fridge/freezer. Pair of high-level windows. Window overlooking courtyard. Door to courtyard.

FIRST FLOOR

SPACIOUS LANDING

23'5 x 8'11 (7.14m x 2.72m)

Galleried, of broadly 'U'-shaped layout, and having turned-wood balustrade to the stairwell. Low-level storage cupboard. Double panel radiator.

PRINCIPAL BEDROOM

17'11 x 12'6 (5.46m x 3.81m)

Square bay window to east elevation. Double panel radiator. Wall-length free-standing wardrobe. Door to:

EN-SUITE SHOWER ROOM

10'3 x 6'2 (3.12m x 1.88m)

White suite comprising: walk-in shower cubicle and semi-inset handbasin having cupboards under. Single panel radiator. Tiled floor. Window to east elevation.

BEDROOM TWO



18'9 x 12'11 (5.72m x 3.94m)

Square bay window to west elevation, pair of sash windows to front elevation. Two double panel radiators. Pedestal handbasin. Walk-in wardrobe.

BEDROOM THREE

17'11 x 10'10 (5.46m x 3.30m)

Square bay window to east elevation. Two double panel radiators. Part-glazed door with metal staircase beyond leading to ROOF TERRACE. Note: this room is currently sub-divided through a timber and glazed partition.

BEDROOM FOUR

15'8 x 12'0 (4.78m x 3.66m)

Square bay window to east elevation. Double fitted wardrobe. Corner handbasin with cupboard under. Double panel radiator.

LARGE BATH/SHOWER ROOM & W.C.

14'2 x 9'10 (4.32m x 3.00m)

'Avocado' spa bath, shower cubicle, and inset handbasin; white low flush w.c. Full-height cupboard housing twin 'Potterton' gas fired central heating and hot water boilers. Double panel radiator. Window.



OUTSIDE

MAIN GARDEN

45'0 x 40'0 (13.72m x 12.19m)

To the east side of the house, being laid mainly to paving and having a high-walled surround (the boundary to The Vale being Grade II Listed); various trees and shrubs. Pedestrian door to:

GARAGE

20'0 x 9'3 (6.10m x 2.82m)

Of brick construction and having vehicular access from The Vale via an up-and-over door.

COURTYARD

To the west side of the house is this enclosed patio area, again with high-walled surround, having circular ornamental pond, raised borders, and wrought-iron pedestrian gate from The Vale.

ROOF TERRACE

Approached via Bedroom Three, having a walled surround and with access to a useful loft storage area.

EPC 'E'

COUNCIL TAX

Band 'F' - £2,997.87 per annum (2024-25).

VIEWING

By appointment with D. M. NESBIT & CO. (17712/044292)

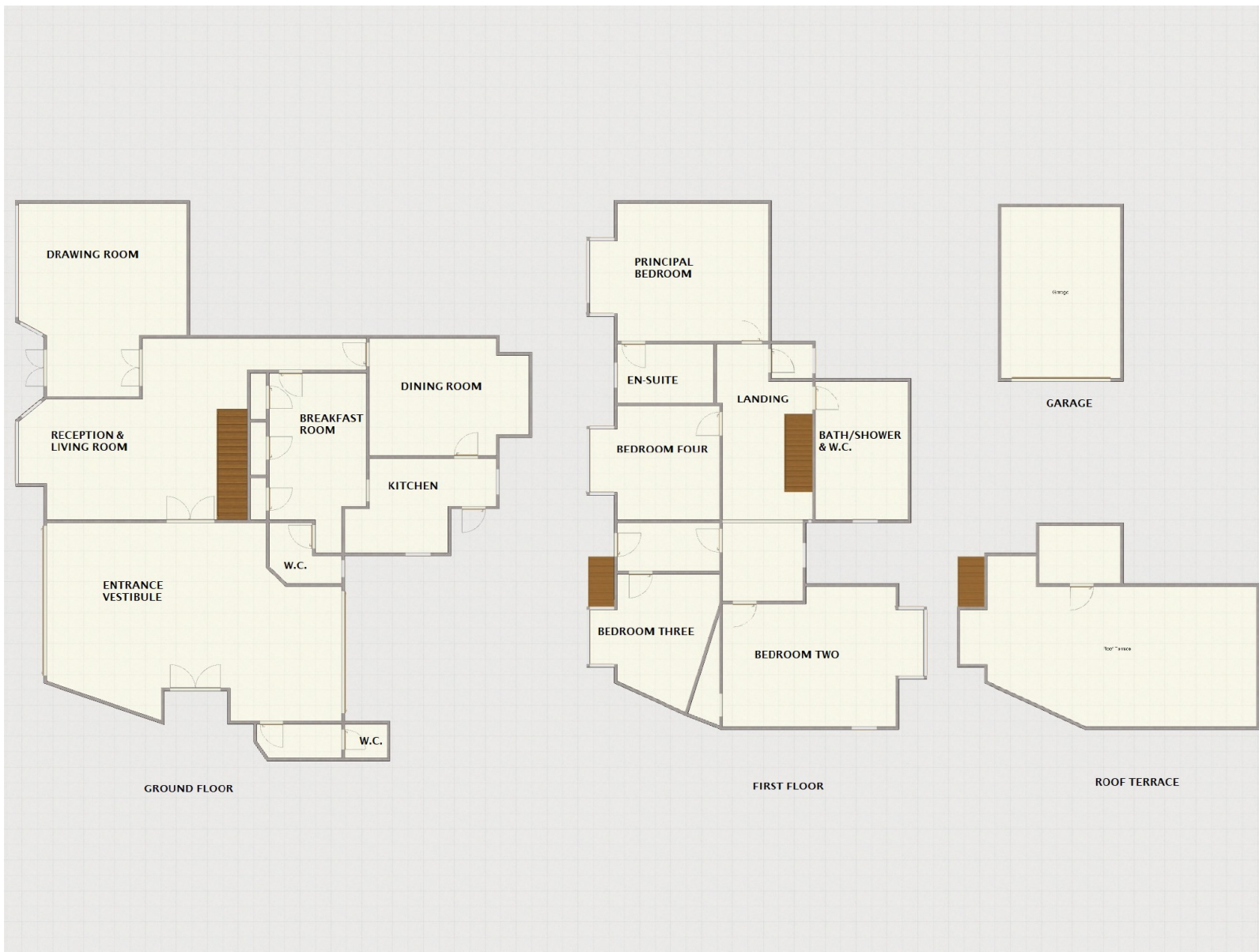
ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 77 |
| (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 | | |







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