



**Nesbits**

Established 1921

4 Queens Grove, Southsea, PO5 3HH

Price **£535,000**



## 4 Queens Grove, Southsea, PO5 3HH

A rare and highly desirable opportunity enjoying a PRIME LOCATION in the very heart of Southsea Town Centre. This spacious and well-presented THREE BEDROOM FAMILY HOUSE benefits from a delightful garden, gas central heating, replacement double-glazing, equipped kitchen, and useful loft with potential. Part of an historic and varied Conservation Area (Owen's Southsea), Queens Grove runs between Queens Crescent and Kent Road, a tucked-away, yet exceptionally convenient position moments only from St Judes Church and Palmerston Road Shopping Precinct, placing a wide range of public amenities within a radius of some one mile only, including: Seafront leisure and recreation facilities, Portsmouth University campus, various good schools, main-line stations, and the many attractions of maritime Old Portsmouth. Dating from the 1930s, the centre of a short terrace of just three, No. 4 itself has brick elevations under a replacement, pitched and tiled roof, the facade incorporating double, semi-circular bay window and recessed porch.





It stands behind a deep forecourt, whilst to the rear is a generous garden, some 40ft in length, having a pleasant and bright westerly aspect. Full particulars are given as follows and early viewing is recommended:

Part-glazed outer door, with arched fanlight, to:

### **PORCH**

Period inner door, with lead-light, stained-glass panel, to:

### **ENTRANCE HALL**

Wood-laminate flooring. Staircase to first floor, having built-in cloaks cupboard under together with cupboard housing gas and electricity meters plus circuit breakers. Single panel radiator.

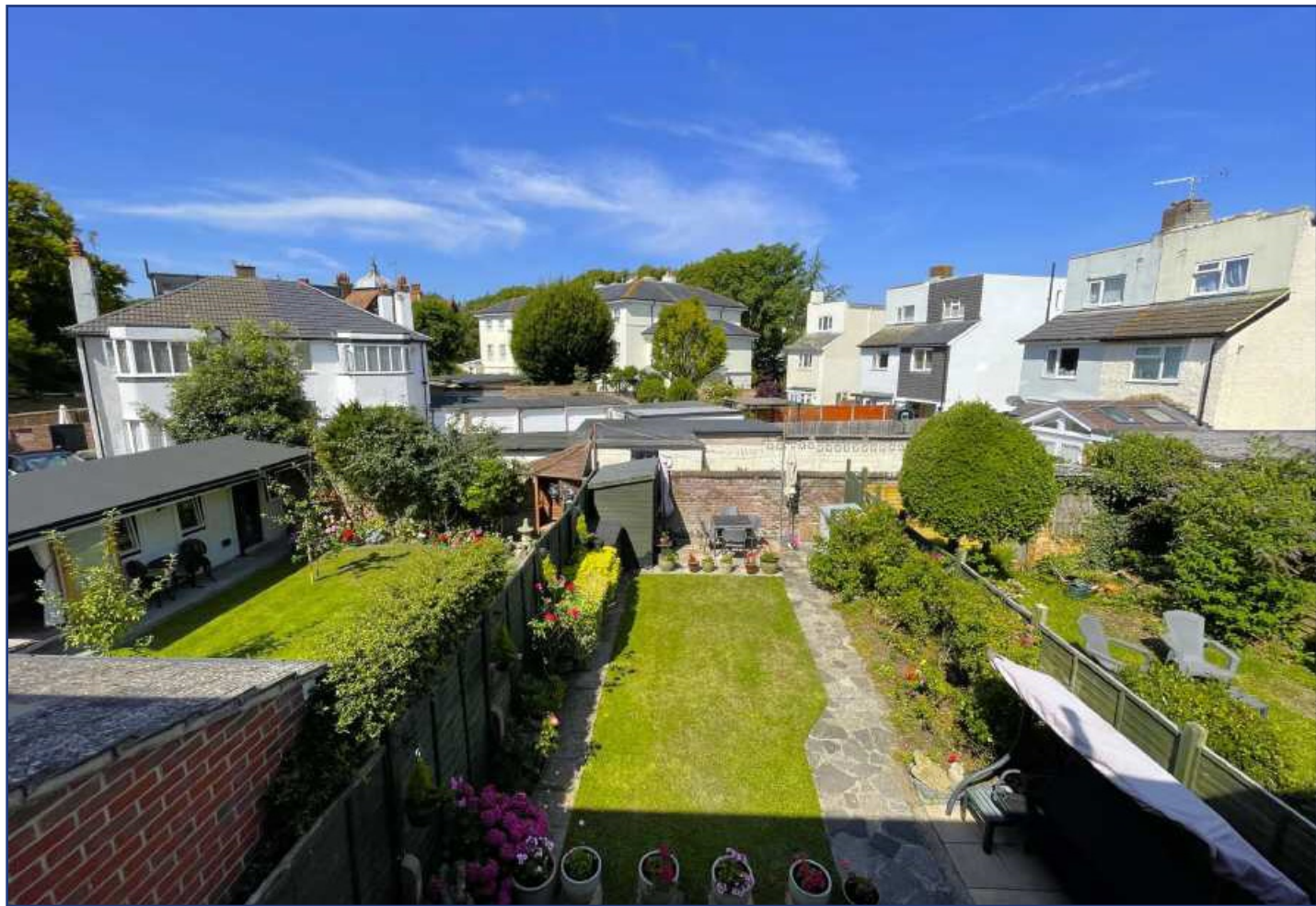
### **CLOAKROOM & W.C.**

Contemporary white suite comprising: low flush w.c. and handbasin with mixer tap, tiled splashback, and cupboard under. Single panel radiator. UPVC replacement obscure double-glazed window.

### **LIVING/DINING ROOM**

18'3 x 11'5 (5.56m x 3.48m)

Semi-circular bay window to front elevation having UPVC replacement double-glazing. Contemporary fire







surround. Double panel radiator. Multi-pane bevelled-glass door from Entrance Hall.

### **KITCHEN**

**8'11 x 7'7 (2.72m x 2.31m)**

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl black acrylic inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine and dishwasher, space for tumble dryer and upright 'fridge/freezer. Cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Multi-pane bevelled-glass door from Entrance Hall. 4 recessed ceiling spotlights. UPVC replacement, part double-glazed door to rear garden.



### **LOUNGE**

**14'0 x 11'0 (4.27m x 3.35m)**

Double panel radiator. Multi-pane, bevelled-glass door from Entrance Hall. Pair of UPVC replacement double-glazed sliding patio doors to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Door to Loft Room.

#### **BEDROOM ONE**

**18'5 x 11'6 (5.61m x 3.51m)**

Semi-circular bay window to front elevation having UPVC replacement double-glazing. Virtually wall-length range of contemporary built-in wardrobe and storage cupboards with sliding doors. Double panel radiator.

#### **BEDROOM TWO**



**13'11 x 11'7 (4.24m x 3.53m)**

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

#### **BEDROOM THREE**

**9'0 x 7'1 (2.74m x 2.16m)**

UPVC replacement double-glazed window to front elevation. Single panel radiator.

#### **BATHROOM & W.C.**

**7'6 x 7'0 (2.29m x 2.13m)**

Contemporary white suite comprising: low flush w.c., handbasin with mixer tap plus cupboard under, and corner bath with mixer tap plus independent shower mixer. Vertical radiator/towel rail. Part-tiled walls. UPVC replacement obscure double-glazed window to rear elevation. 5 recessed ceiling spotlights.





## LOFT SPACE

17'0 x 14'1 (5.18m x 4.29m)

Approached from the First Floor Landing via door and staircase. Double-glazed roof window to rear slope. Access to useful eaves storage. Turned-wood balustrade to stairwell. This area is considered ideal for a variety of informal uses, or would, we believe, lend itself to the creation of an additional bedroom (subject to the necessary consents and building regulations).

## OUTSIDE

FRONT: Deep, lawned and paved forecourt with walled surround and planted beds.

REAR: Depth: 40'0 (12.19m) Width: 20'0 (6.10m) Delightful and generous garden with westerly aspect; laid to lawn and



paving with walled and fenced surround, patio, water tap, planted borders, and rear pedestrian access.

## PARKING

A residents' parking scheme operates in the area.

## COUNCIL TAX

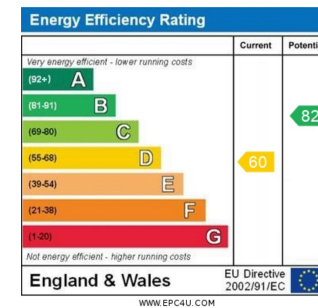
Band 'D' - £2,075.45 per annum (2024-25).

## EPC 'D'

## VIEWING

By appointment with D. M. NESBIT & CO.

(17892/051344)



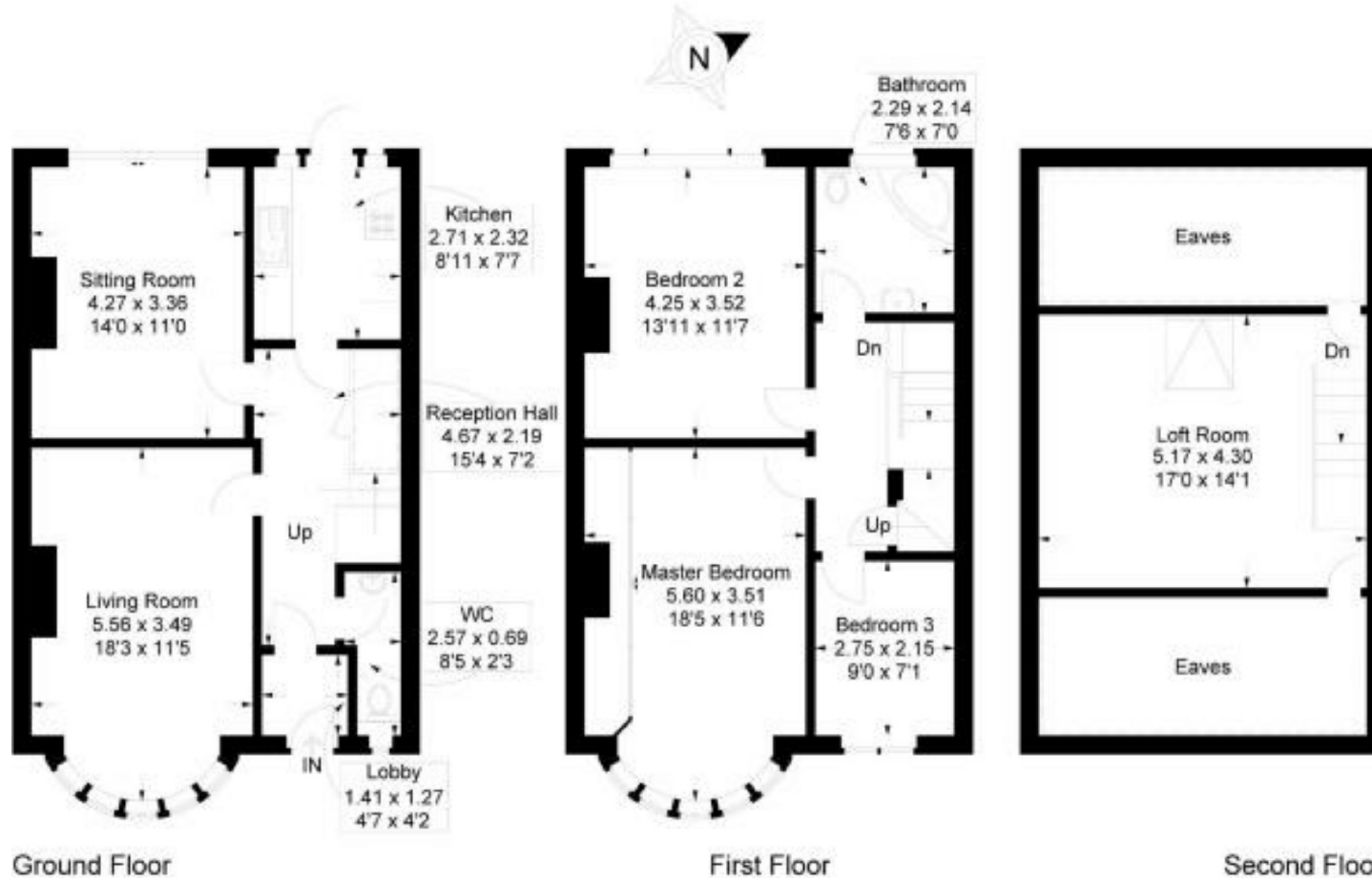






# Queens Grove, Southsea

Approximate Gross Internal Area = 133 sq m / 1432 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 22.3 sq m / 240 sq ft  
 Total = 155.3 sq m / 1672 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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