



Nesbits

Established 1921

104 Festing Grove, Southsea, PO4 9QF

Price £525,000

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Enjoying a sought-after location close to Southsea Seafront, this impressive SEMI-DETACHED CHARACTER PROPERTY benefits from central heating, replacement double-glazing, potential for off-street parking, and a delightful south-facing garden. Arranged currently as TWO SELF-CONTAINED FLATS, ideal for dual occupation or lucrative letting, the house now holds CONSENT TO REVERT TO A FINE 4 BEDROOM FAMILY HOME. Festing Grove runs from Festing Road to St Georges Road, with No. 104 being on the south side a short distance from the latter. Parallel to, and just north of the prestigious Eastern Parade, this desirable residential address is minutes only from the Seafront and open beach whilst Southsea Town Centre is some one mile to the west and provides a wide range of public amenities. This superior Edwardian residence has brick elevations under a modern tiled roof, the facade incorporating recessed porch and gabled double bay window. It stands behind an 'L'-shaped forecourt where it is felt scope exists to create a car hardstand (subject to consent), whilst to the rear is a generous garden, 30ft (9.14m) x 24ft (7.32m), having an attractive and bright outlook.



Let until recently, the property, as stated, affords two self-contained apartments, an arrangement considered well-suited to an extended family. Alternatively, little effort would be involved in restoring the original layout, with associated refurbishment creating a superior and spacious family home with much to commend it. An appealing 'blank canvas' opportunity available now to the open market with the further asset of NO ONWARD CHAIN and recommended for early inspection:

Recessed PORCH with feature arch and having period, part-glazed front door to:

COMMON HALLWAY

11'7 x 5'6 (3.53m x 1.68m)

Coved ceiling with period rose. Period sash window to side elevation having stained-glass, lead-light panels. Doors to both apartments.

GROUND FLOOR FLAT

Entrance Hall

Coved ceiling. Built-in cupboard under stairs housing gas and electricity meters for both units. Single panel radiator.

Living Room

15'8 x 14'0 (4.78m x 4.27m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. 'Art Deco' tiled fireplace. Double panel radiator. Original door from





Common Hallway (sealed off presently).

Bedroom

13'7 x 10'11 (4.14m x 3.33m)

(the former Dining Room). Coved ceiling with period rose. Period fireplace. Double panel radiator. UPVC replacement double-glazed window to side elevation. Pair of part-glazed French doors, with period, stained-glass, lead-light fanlight, to:

Conservatory

8'3 x 6'4 (2.51m x 1.93m)

Brick and UPVC double-glazed under a pitched, polycarbonate roof. Quarry-tiled floor. UPVC and double-glazed door to rear garden.

Dining Room

13'7 x 8'8 (4.14m x 2.64m)

(the former Breakfast Room). UPVC replacement double-glazed window to rear elevation. Period, built-in, part-glazed



dresser. Single panel radiator. Door to:

Kitchen

12'4 x 8'8 (3.76m x 2.64m)

Fitted and equipped with: base and wall cupboards, work surfaces with matching up-stand, 1½ bowl acrylic inset sink with mixer tap, electric triple oven, 5-ring gas hob with extractor canopy, 'fridge/freezer. Plumbing for washing machine. 'Vaillant' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to side elevation; similar door to garden. Part-glazed door to:

Bathroom & W.C.

8'11 x 3'11 (2.72m x 1.19m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Single panel radiator. UPVC replacement obscure double-glazed window to rear elevation.



EPC

Energy Rating 'E' (Floor Area 79 sq m approx.)

Council Tax

Band 'A' - £1,453.95 p.a. (2025-26)

FIRST FLOOR FLAT

Private door from Common Hall to:

Lobby

Having original balustraded staircase to:

Landing

Coved ceiling.

Bathroom

11'1 x 5'6 (3.38m x 1.68m)

Contemporary white suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin with mixer tap. Tiled surround to bath, splashback to basin. Single panel radiator. UPVC replacement obscure double-glazed



window to front elevation. Access to Loft Space. Textured plaster walls.

Separate W.C.

White low flush suite. Single panel radiator. UPVC replacement obscure double-glazed window.

Living Room

15'6 x 14'3 (4.72m x 4.34m)

(the former Principal Bedroom). Coved ceiling. Splay bay window to front elevation having UPVC replacement double-glazing. Tiled fireplace. Double panel radiator. Built-in period cupboard.

Bedroom

13'7 x 9'11 (4.14m x 3.02m)

UPVC replacement double-glazed window to rear elevation. Period, cast-iron fireplace. Single panel radiator. Fitted cupboard with slatted shelves.

Kitchen

13'8 x 9'11 (4.17m x 3.02m)

(the former 3rd Bedroom). Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. Single panel radiator. Cupboard housing 'Glow-worm' gas fired central heating and hot water boiler. Door to:

Dining Room

12'7 x 8'7 (3.84m x 2.62m)

(the former 4th Bedroom). UPVC replacement double-glazed window to side elevation. Single panel radiator. Period cast-iron fireplace.

EPC

Energy Rating 'C' (Floor Area 82 sq m approx.)

Council Tax

Band 'A' - £1,453.95 p.a. (2025-26)

OUTSIDE

FRONT: 'L'-shaped forecourt with walled and railed surround. NOTE: the adjacent property, No. 106, has opened its forecourt to create a hardstand and it is felt that similar scope exists in the case of 104, subject to the necessary consent.

REAR: Depth: 30'0 (9.14m) Width: 24'6 (7.47m) Generous and attractive garden with a sunny, and surprisingly open, southerly aspect; laid to lawn with well-stocked, planted borders. Side pedestrian access.

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17980/052388)



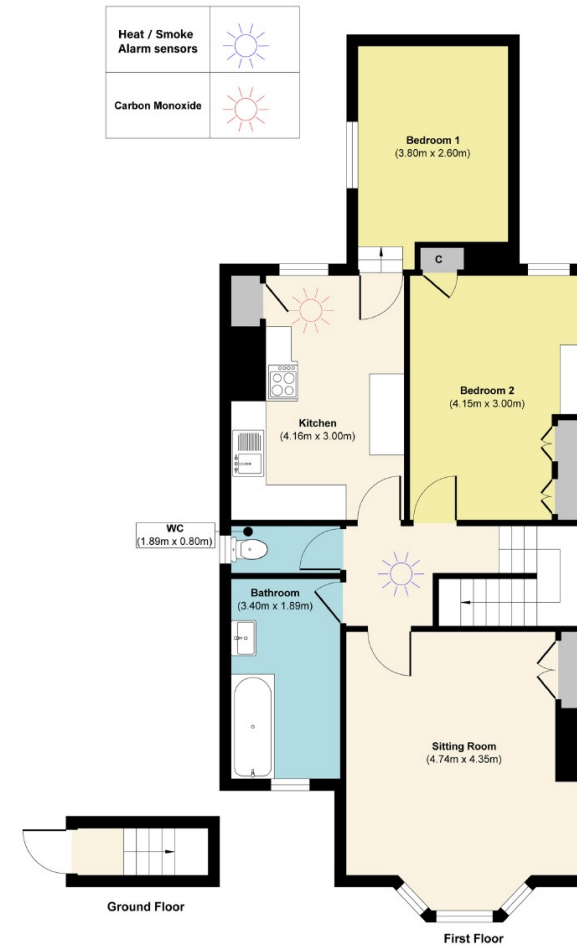


Lower Flat, 104 Festing Grove, Southsea, PO4 9QF



Approx. Gross Internal Floor Area 69.25 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.

Upper Flat, 104 Festing Grove, Southsea, PO4 9QF



Approx. Gross Internal Floor Area 66.21 sq. m
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