



FINEST

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Queensbury Kent Road | Southsea





FOR SALE



Key features

- 6 BEDROOMS
- PARKING
- CLOSE TO SCHOOLS
- 5 RECEPTION ROOMS
- MINUTES TO SEAFRONT
- CONSERVATION AREA
- 3 BATHROOMS
- THOMAS ELLIS OWEN RESIDENCE
- NO ONWARD CHAIN

** BEAUTIFUL HISTORIC PROPERTY IN HEART OF SOUTHSEA OFFERED WITH NO ONWARD CHAIN **

'Queensbury' is a wonderful home of historic importance offering an abundance of space and choice over four storeys. Comprising 6 double bedrooms, 5 receptions rooms, 3 bathrooms and 2 kitchens, you have approximately 4104 square feet of accommodation which has been extensively renovated yet

still retains much of the original detail renowned for a home of this age.

Built in 1841 by architect Thomas Ellis Owen who was prolific in much of the design and development of this important part of Southsea, this home offers the next owner the opportunity to add their own mark on a piece of local history.

The grand ground floor offers 3 large reception rooms adorned

with high ceilings, ornate cornicing and plaster work with light flooding in from all angles and a fully-fitted second kitchen. Beautiful fireplaces, historic staircase detail and stunning features only add to the appeal of what this beautiful Grade 2 listed home can offer. Downstairs, you will find two further large receptions rooms, a boot room, bathroom and laundry and the main large kitchen, complete with a full-sized AGA range cooker offering views and access into the











garden. With rear vehicular access complementing the parking at the front of the property, it offers facilities many homes in Southsea cannot.

Over the top 2 floors you will find 6 light-filled double bedrooms and 2 family bathrooms making this a wonderful home for entertaining guests or moving in with a large family. Alternatively, it will provide plenty of accommodation for those working from home, or those needing a granny flat or privacy for an au pair or nanny. A beautiful, sizeable and historically important home sitting in one of Southsea's best locations that simply must be viewed to be fully appreciated.

BASEMENT LEVEL

OFFICE

19'6" x 10'1" max (5.94m" x 3.07m" max)

FAMILY ROOM

20'11" x 9'5" (6.38m" x 2.87m")

SHOWER ROOM

UTILITY ROOM

KITCHEN BREAKFAST ROOM

21'2" x 15'0" (6.45m" x 4.57m")

REAR LOBBY AREA

GROUND FLOOR

DINING ROOM

19'6" x 10'1" max (5.94m" x 3.07m" max)

LIBRARY / SITTING ROOM

19'6" x 9'4" (5.94m" x 2.84m")

KITCHEN

19'10" x 8'1" max (6.05m" x 2.46m" max)

DRAWING ROOM

21'2" x 16'0" (6.45m" x 4.88m")

BALCONY

FIRST FLOOR

BEDROOM 1

21'3" x 15'10" (6.48m" x 4.83m")

BEDROOM 2

19'7" x 14'2" (5.97m" x 4.32m")

BEDROOM 3

19'6" x 9'6" (5.94m" x 2.90m")

BATHROOM

9'2" x 6'1" (2.79m" x 1.85m")

SECOND FLOOR

BEDROOM 4

15'11" x 13'1" (4.85m" x 3.99m")

BEDROOM 5

19'7" x 14'2" (5.97m" x 4.32m")

BEDROOM 6

19'6" x 9'5" (5.94m" x 2.87m")

BATHROOM

8'4" x 6'3" (2.54m" x 1.91m")

What the owner loves about this home

"I love the history of this house, the size of the rooms, the space to have friends and family come and stay and that we can all have space to ourselves, if we want it.

With us both working from home, we can have an office each, and when we had an au pair, she was able to have her own area in the basement with her own shower room and a sitting room in her time off - although it is such warm family home, she would spend it with us, anyway.

I love having a reception room set up as a library/reading room where we can snuggle up on the sofa and read and I love that you look out on to tree tops from the bedrooms.

In summer, the garden is a sun trap and is so peaceful and private.

"Queensbury is a wonderful Christmas house and twinkles when she is all dressed up for the season and fabulous for entertaining.

We've had fifteen around the dining table for family gatherings.

"I love the walks and bike rides along the seafront or to Gunwharf





Quays for shopping and eating, the independent shops nearby, the Kings Theatre just a walk away and that our children could walk to school. When I was studying, the Uni was only a walk or bike ride away. And I love that Waitrose is just down the road!"

Anti-Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band F

Portsmouth City Council: BAND F

Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the


necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

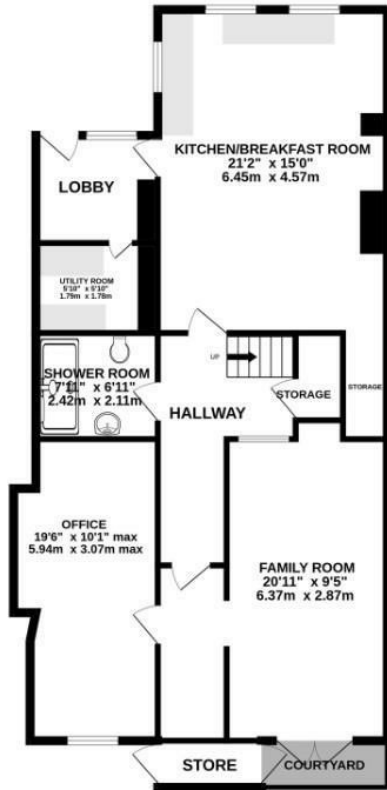
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Energy Efficiency Rating

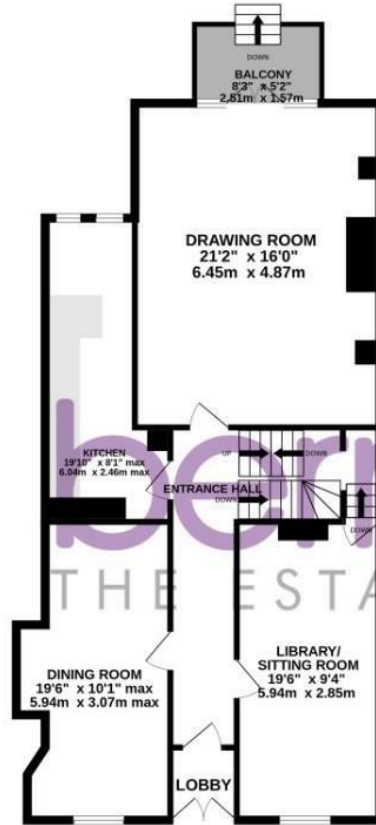
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

FLOORPLAN

BASEMENT
1045 sq.ft. (97.0 sq.m.) approx.



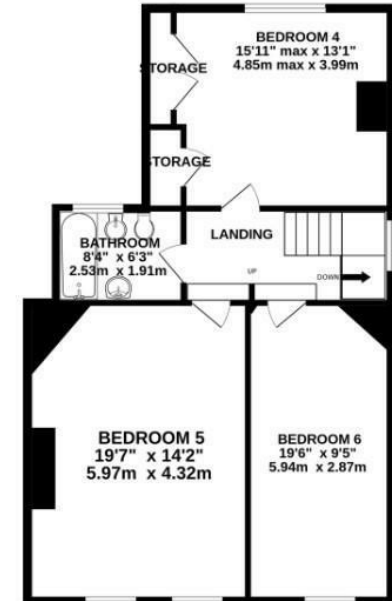
GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



2ND FLOOR
777 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 3678 sq.ft. (341.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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exclusively by bernards

T: 02392 864 974 E: southsea@bernardsestates.co.uk
www.finestbybernards.co.uk