



# Brankesmere House Queens Crescent | Southsea







# FOR SALE



## Key features

- GRADE II LISTED
- TERRACE AND BALCONY
- FIVE RECEPTION ROOMS
- A MUST VIEW
- HISTORIC PROPERTY
- CONSERVATION AREA
- DRIVEWAY
- STUNNING GARDEN
- FOUR BEDROOMS
- CHARACTER HOME

**\*\* IMPORTANT AND HISTORIC SOUTHSEA HOME IN FABULOUS PLOT \*\***

The Grade II listed mansion was built by brewer Sir John Brickwood in the 1890's and was latterly a girls' boarding school, Police Headquarters and Social Services Office before conversion into what is now a golden opportunity for a buyer to own their very own piece of history.

Brankesmere showcases an eclectic-mix of Jacobean, Tyrolean and French influences. Accommodation is arranged over three levels and on the ground floor a stylish sitting/dining room, with fireplaces to two aspects, offering the perfect setting for hosting guests with French doors to the terrace allowing a seamless transition from the inside to the outside. The light-filled kitchen/breakfast

room is fitted with bespoke cabinetry topped with stone worksurfaces and features an island unit for informal dining. A second reception room at this level offers a quiet retreat, with a spiral staircase incorporated within the westerly turret providing a route down to the lower ground floor where three further reception rooms, shower room and potential fourth bedroom. The first floor



















accommodation comprises a luxurious, principal bedroom with en suite bathroom, walk-in wardrobe and doors which open to a south-west balcony. There are two further bedrooms, with one enjoying the quirky architecture of the turret, along with a shower room.

A low wall and line of trees front the street and stone pillars with a wrought-iron gate mark the entrance to the property with a paved driveway leading to the house providing parking for a number of vehicles. Upon entry you will find the beautifully landscaped gardens providing a secluded, outdoor haven. A raised terrace adjoins the rear of the house, enjoying a south-westerly aspect and an outlook over the natural pond.

Situated within the highly desirable Owen's Conservation area of Southsea, designed principally by Thomas Ellis Owen, this truly is a rare opportunity that must be viewed.

#### **BASEMENT FLOOR**

##### **GAMES ROOM**

17'8" x 12'11" (5.38m" x 3.94m")

##### **UTILITY ROOM**

10'3" x 5'6" (3.12m" x 1.68m")

##### **SHOWER ROOM**

6'6" x 5'1" (1.98m" x 1.55m")

##### **BOILER ROOM**

5'6" x 4'6" (1.68m" x 1.37m")

##### **FAMILY ROOM**

17'9" x 16'10" (5.41m" x 5.13m")

##### **BEDROOM 4**

13'0" x 8'10" (3.96m" x 2.69m")

#### **RECEPTION ROOM**

17'9" x 15'1" (5.41m" x 4.60m")

#### **GROUND FLOOR**

##### **DINING ROOM**

17'9" x 13'1" (5.41m" x 3.99m")

##### **LIVING ROOM**

29'1" x 26'3" (8.86m" x 8.00m")

##### **KITCHEN**

17'10" x 15'9" (5.44m" x 4.80m")

##### **WC**

#### **FIRST FLOOR**

##### **BEDROOM 1**

19'3" x 13'0" (5.87m" x 3.96m")

##### **EN-SUITE**

15'0" x 10'6" (4.57m" x 3.20m")

##### **BEDROOM 2**

17'11" x 13'2" (5.46m" x 4.01m")

##### **BEDROOM 3**

14'2" x 10'4" (4.32m" x 3.15m")

##### **SHOWER ROOM**

8'2" x 8'2" (2.49m" x 2.49m")

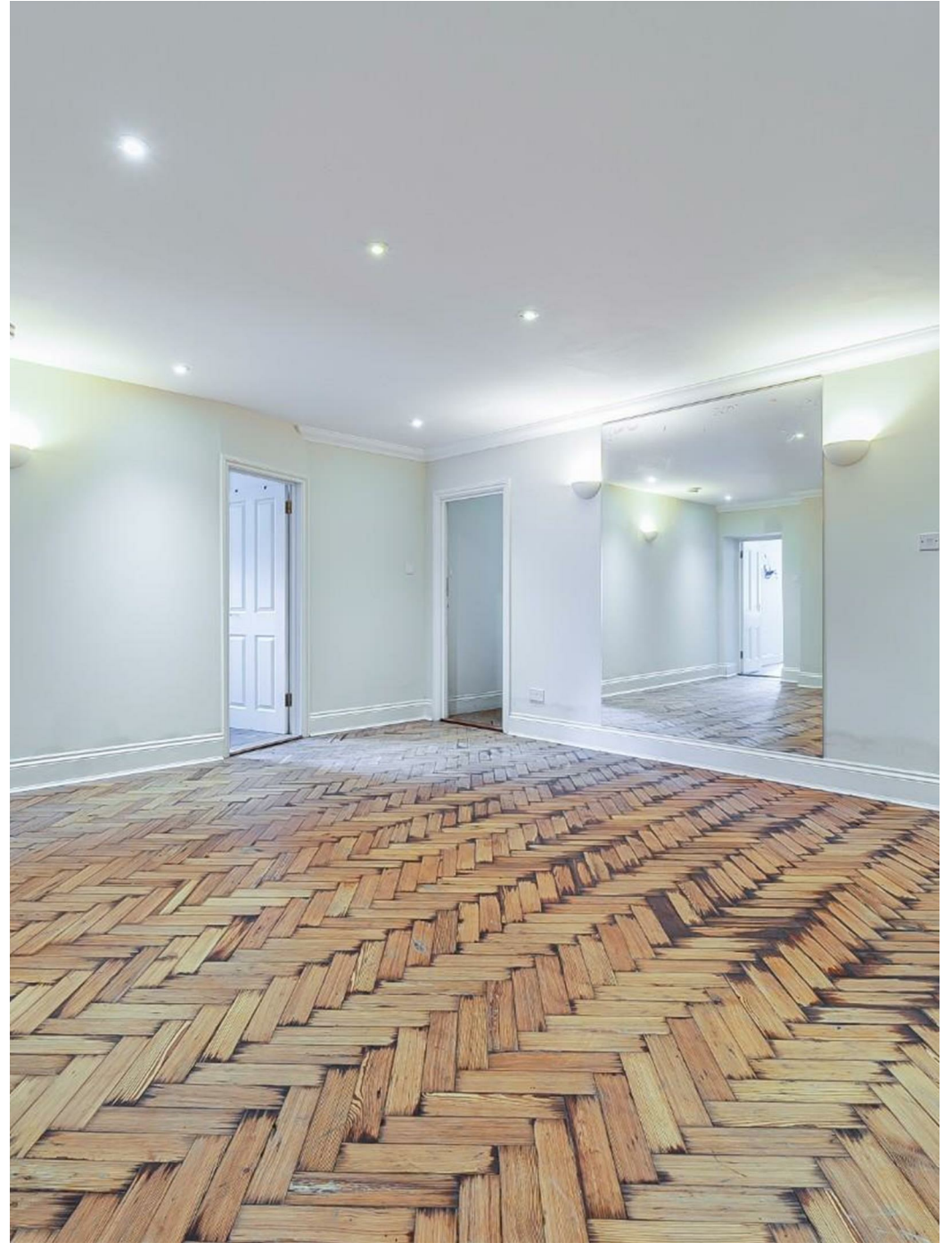
#### **Anti-Money Laundering (AML)**

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











### 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!

### Council Tax Band G

Portsmouth City Council: BAND G

### 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.

### Removal Quotes

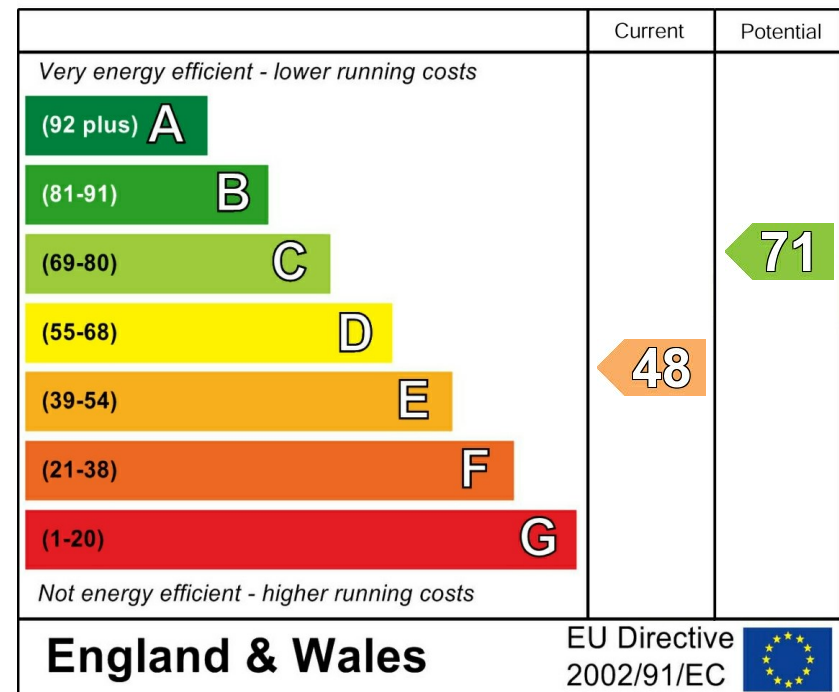
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### 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.

## Energy Efficiency Rating



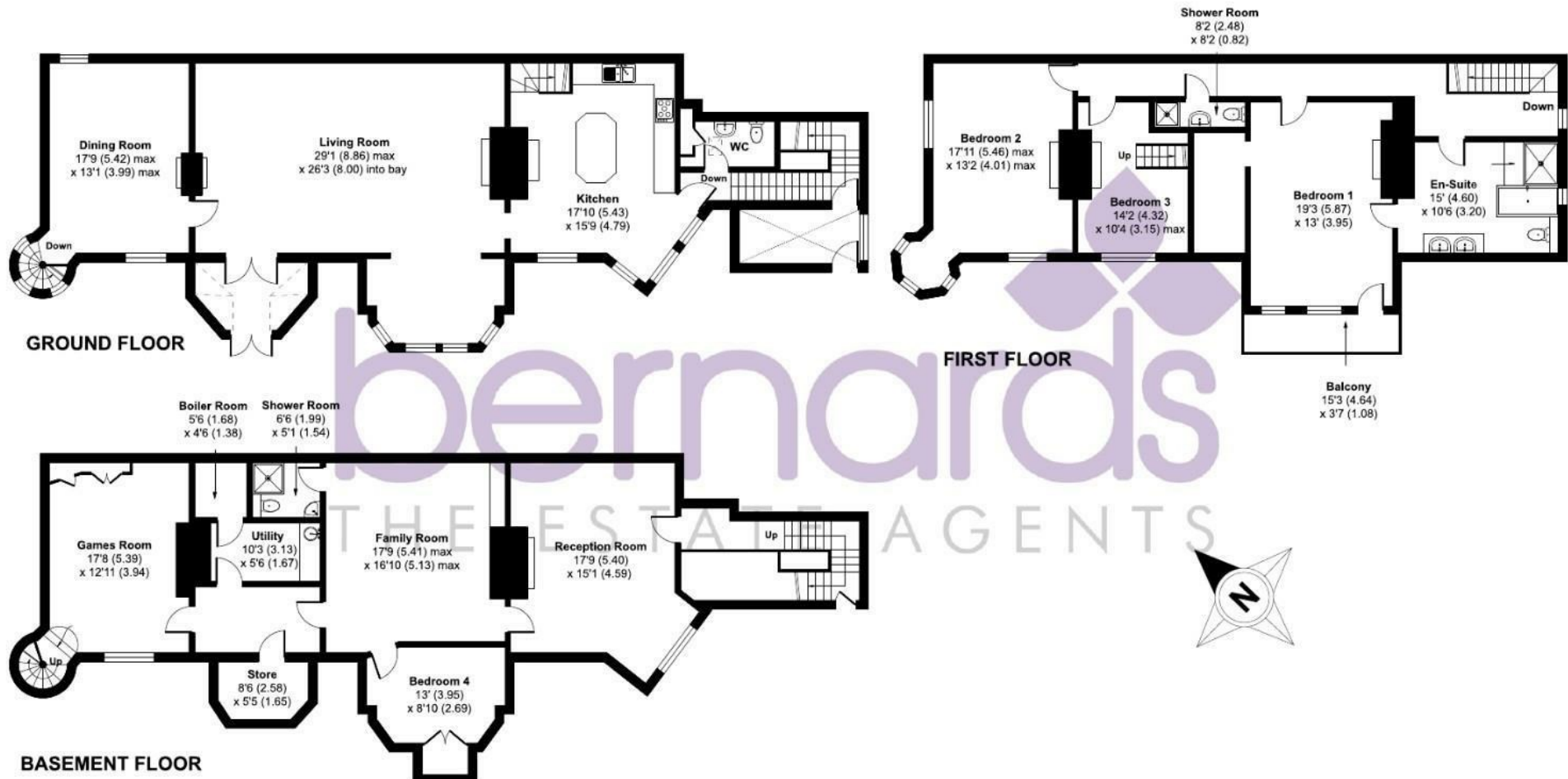


# Queens Crescent, Southsea, PO5

## FLOORPLAN

Approximate Area = 3926 sq ft / 364.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1300058





T: 02392 864 974 E: [southsea@bernardsestates.co.uk](mailto:southsea@bernardsestates.co.uk)  
[www.finestbybernards.co.uk](http://www.finestbybernards.co.uk)