



11 Portsdown Avenue

Drayton, Portsmouth, PO6 1EH

£650,000



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Nestled in the desirable hill slopes of Drayton, Portsmouth, this substantial four-bedroom Edwardian semi-detached home offers a rare opportunity to acquire a property with immense character and remarkable potential. Brimming with period charm, this spacious residence boasts expansive interiors, a generous garden exceeding 100 feet in length, and exciting scope for modernisation and extension, making it an ideal canvas for those seeking to create a stunning family home.

Upon entering, you are greeted by a welcoming hallway featuring high ceilings, ornate cornicing, and traditional architraves that reflect the home's Edwardian heritage. The ground floor comprises three sizeable reception rooms, each offering impressive proportions and original features. The front-facing reception room benefits from a large bay window, filling the space with natural light and providing picturesque views down the road of Drayton's elevated landscape. This room is complemented by a feature fireplace, enhancing its warm and inviting ambiance. The second reception room, with a door on to the garden, offers a versatile space ideal for formal dining or an additional sitting area, while the third reception room at the rear of the home is currently in use as a dining room, adjoining the kitchen.

The kitchen, located at the rear of the property, presents a fantastic opportunity for refurbishment and redesign. With the home's generous footprint could be enhanced further with a rear extension, subject to planning permission, to create a spacious open-plan kitchen and dining area that overlooks the garden.

Ascending the staircase, the first floor continues to

impress with its generously proportioned bedrooms. The property boasts three substantial double bedrooms, each offering ample space for freestanding furniture and storage. The principal bedroom is particularly notable, spanning the width of the home and featuring large windows that flood the room with light. The second and third bedrooms are equally spacious, while the fourth bedroom, though smaller, would make an ideal nursery, home office, or dressing room.

The family bathroom, located on this floor, has been replaced in recent years but offers ample space to further create a contemporary suite that complements the home's period features. There is also scope to reconfigure the layout to introduce an en-suite or additional shower room if desired.

Externally, the garden is a true highlight of the property. Stretching over 100 feet in length, this impressive outdoor space provides ample room for landscaping, entertaining, and family activities. The garden's mature trees and shrubs offer a sense of privacy, while its size presents exciting potential for further development such as a garden room, workshop, or home office in the detached brick built garage to the rear.

In addition to its generous proportions and extensive garden, this Edwardian property boasts significant potential for extension, subject to the necessary permissions. With ample space to the rear and potential to convert the loft, the home offers exciting possibilities for those looking to increase the living space and enhance its value.

Located on the prestigious hill slopes of Drayton, this property is conveniently positioned within easy reach of excellent local amenities, including shops, cafes, and highly regarded schools. Transport links are also easily accessible, with nearby routes providing access to Portsmouth city centre, the A3(M), and the wider motorway network.

This unique Edwardian home presents an exceptional opportunity for buyers seeking a substantial family property with remarkable potential. Whether you're looking to restore its period charm or transform it into a contemporary residence, this impressive home offers endless possibilities to create your dream living space. Early viewing is highly recommended to fully appreciate the scale, character, and potential this remarkable property has to offer.

Drayton is a desirable residential area located on the northern slopes of Portsmouth, offering a blend of suburban charm and convenient access to key amenities. Known for its elevated position, Drayton benefits from picturesque views across Portsmouth and towards Langstone Harbour. The area is popular with families due to its excellent local schools, including Springfield School and Court Lane Primary.

Drayton's thriving community is supported by a range of independent shops, cafes, and essential services, ensuring residents enjoy both convenience and a strong local identity. The nearby A3(M) and Eastern Road provide excellent transport links, making Drayton an ideal location for commuters travelling to Portsmouth city centre, Chichester, and beyond. With a variety of parks and green spaces close by, including Portsdown Hill, outdoor enthusiasts can enjoy scenic walking routes and panoramic coastal views. Drayton's mix of period properties and modern homes makes it a sought-after location for homebuyers seeking a vibrant yet peaceful community.



Road Map



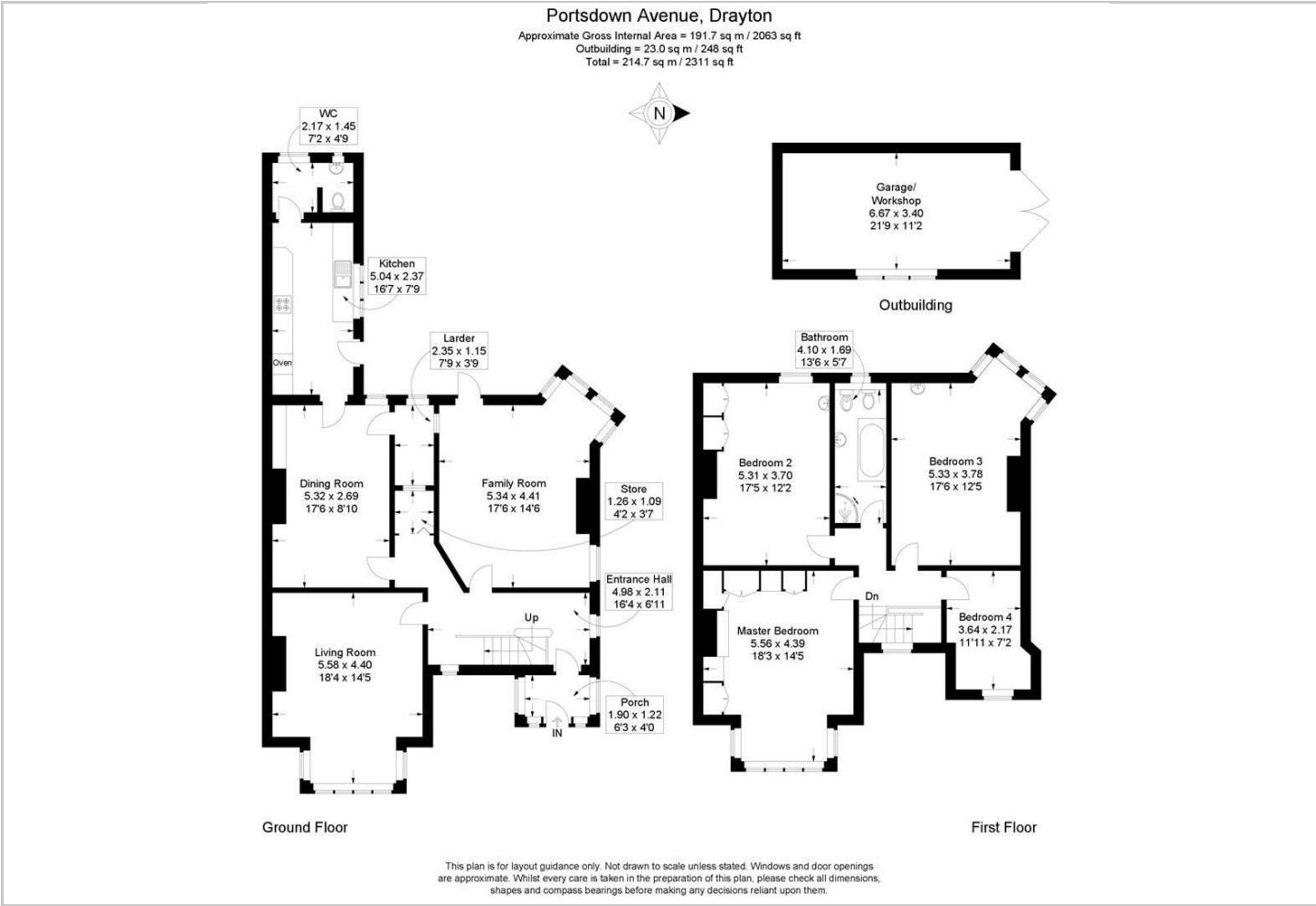
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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