



11 Netley Terrace

Southsea | Hampshire | PO5 3NF

FINE & COUNTRY

STEP INSIDE

11 Netley Terrace | Freehold | EPC Exempt

Netley Terrace was believed to have been built around 1850, the Stucco frontage can be seen in many major cities such as Cheltenham, Bath and Bristol, townhouses that are laid out over multiple levels which is ideal for city living. We understand that in recent years No.11 was sensitively restored keeping a number of character features including large sash windows, arched inlays, fire surrounds and ceiling coving. The 1674 sq ft of living space provided behind the white painted and rendered façade is laid out over four primary floors and includes four bedrooms, three reception rooms with both front and rear gardens. On the reception level is a hallway which provides access to both the sitting and living rooms. On the lower ground floor there is a dining room, storage cupboard and kitchen / breakfast room, on the upper levels are four bedrooms, a shower / wet room and bathroom. Set in the heart of the exclusive 'village within a city' and being in one of the oldest conservation areas, this family home has good, proportioned rooms, providing natural light and an airy feel. Located in the 'golden triangle' within easy reach of highly regarded schools such as Portsmouth Grammar School, Mayville School and the Portsmouth High School as well as being only a few minutes' walk from the Southsea Common, the individual shopping amenities of Marmion Road and the Palmerston Road shopping precinct. There are good commutable rail links to London Waterloo from Portsmouth Harbour Station, the journey taking approximately 1hr 40 minutes, the Continental Ferry Port and Gunwharf Quays retail and leisure area is also within easy walking distance as is the Victorian waterfront, the

harbour entrance and the 480 acres of maintained Common open land. Early internal viewing of this end of terrace family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Rendered and painted retaining wall and pillars leading to pathway with shingled garden area to one side with mature shrubs, tree, evergreens and bushes, steps leading down to lower ground floor with steps and railing leading up to main front door with glazed panel over leading to:

HALLWAY: Coir matted area, radiator, two feature arched openings to one wall, balustrade staircase rising to first floor and access leading down to lower ground floor, controls for central heating, power points, radiator.

LIVING ROOM / SNUG: 14'3" x 11'0" (currently arranged at second dining room). Sash window to front aspect with low sill overlooking front garden, central chimney breast with cast iron inlay with tiled hearth and shelving to either side, two double radiators, ceiling coving, wall lights, panelled door, power points.

SITTING ROOM: 13'0" x 12'1" Sash window to rear aspect overlooking garden with double radiator under, feature archway to one wall, panelled door, power points, central chimney breast with marble surround fireplace with matching hearth and exposed tiled inlay.

GROUND FLOOR: Mezzanine level, steps down to lower ground floor.







CLOAKROOM: Concealed cistern w.c., extractor fan, corner wash hand basin with mixer tap, tiled walls and floor.

LOWER GROUND FLOOR: Tiled flooring, understairs storage cupboard, built-in cupboard with hanging rail and shelving, second built-in cupboard with hot water cylinder and shelving over.

DINING ROOM: 14'1" into bay window x 11'0" Twin glazed doors to front aspect leading to front garden (restricted in height), bay window seat with windows to either side, tiled flooring, power points, ceiling spotlights and coving.

STORE ROOM: Wall mounted gas and electric meters, power points, range of shelving.

KITCHEN / BREAKFAST ROOM: 12'0" x 11'0" Twin glazed doors leading to rear garden, comprehensive range of white fronted wall and floor units with T bar handles, roll top work surface, inset single drainer stainless steel sink unit with mixer tap, washing machine point, one wall mounted cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), recessed shelf, inset four ring gas hob with extractor hood, fan and light over, under unit spotlights, low level AEG oven, tiled flooring, space for fridge and freezer, range of drawer units, peninsular style breakfast bar, two wall mounted cupboards with glazed panelled doors and shelving, extractor fan, ceramic tiled surrounds, power points, panelled door.

FIRST FLOOR: Mezzanine landing with windows to side aspect, stairs leading up to primary landing, balustrade staircase rising to upper levels, door to:

BEDROOM 1: 14'6" x 14'3" into bay window, (currently arranged as a sitting room). Sash window to front aspect with low sill, central chimney breast with marble surround fireplace, cast iron arched inlay and tiled hearth, ceiling coving, wall lights, panelled door, double radiator, power points.

BEDROOM 2: 13'0" x 12'2" Square recess to one wall, sash window to rear aspect overlooking garden with double radiator under, wash hand basin with mixer tap, built-in wardrobe to one side of chimney breast with hanging space and shelving, dimmer switch, power points.





SECOND FLOOR: Mezzanine landing with staircase rising to top floor, door to:

WET ROOM: Fully ceramic tiled shower with floor drain away, chrome heated towel rail, small window to side aspect, skylight window, extractor fan, panelled door.

TOP FLOOR: Landing with balustrade, two doored built-in wardrobe with hanging rail and shelf, work surface with storage under.

BEDROOM 3: 14'7" x 12'2" Feature arched window to front aspect with far reaching views towards the Solent and Isle of Wight beyond, power points, skylight window, double radiator, ceiling spotlights, access to loft space, panelled door.

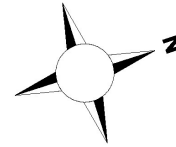
BEDROOM 4: 12'2" x 6'4" Feature arched window to rear aspect, radiator, power points, panelled door, ceiling spotlights.

BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, concealed cistern w.c., with dual flush and shelf over, large mirror to one wall, access to loft space, skylight window, radiator, vinyl flooring, wall unit with T bar handles.



Netley Terrace

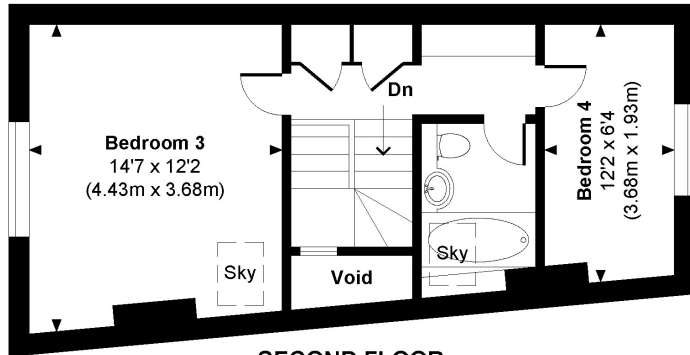
Approximate Gross Internal Area
Total = 1674 Sq Ft / 155.48 Sq M



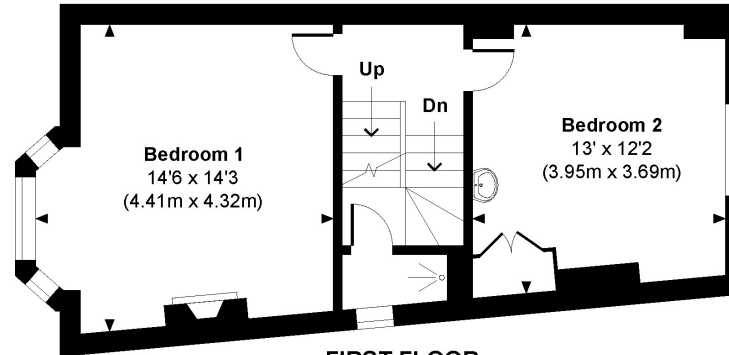
OUTSIDE: To the rear, accessible from the kitchen is a split-level low maintenance garden laid to paving with flowering shrub borders enclosed by brick retaining walls on all sides, wrought iron railings, slate shelf.

TO FIND THE PROPERTY: From St. Jude's Church in Kent Road travel in a westerly direction bear left into Portland Road on reaching the southern end bear right into Osborne Road, take the first road on the left-hand side into Netley Road bear left into Netley Terrace where No.11 can be found at the end of the terrace.

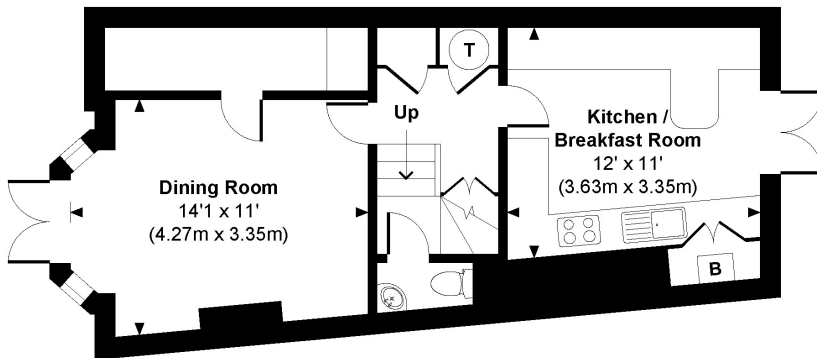
COUNCIL TAX: Band E Portsmouth City Council, £2,300.65 2022/23



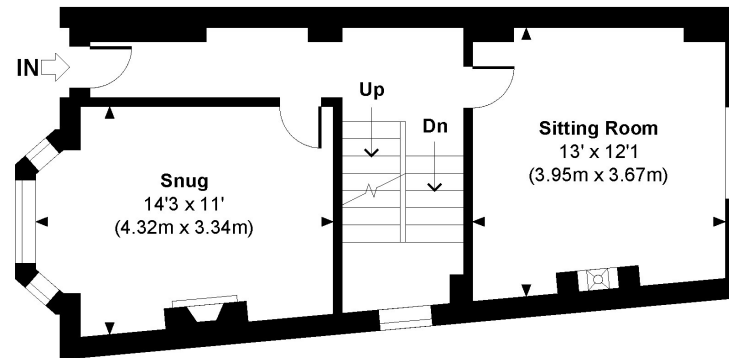
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



UPPER GROUND FLOOR



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

