



43 St Johns Road, Cosham, Hampshire, PO6 2DR

TOWN & COUNTRY
SOUTHERN



An Imposing Corner Plot Detached House

Six Bedrooms & Three Reception Areas

Some Original Features

Front & Rear Gardens

Driveway & Garage / No Forward Chain

A unique opportunity to purchase an imposing, detached corner residence which is situated in a road of only detached houses, we understand that the property was built by the developer who built the other substantial houses in the road and kept the best plot for himself. There are a number of character features including wooden flooring, inglenook style fireplace and 2292 sq ft of

living accommodation arranged over three primary floors comprising: hallway, dining room, kitchen, utility room, cloakroom, living room leading to sun room on the ground floor. On the first floor are four bedrooms, a bathroom and separate cloakroom with two further bedrooms on the top floor, there are wrap around gardens on three sides as well as a driveway and garage. Being located within

easy access of local shopping facilities, bus routes, commutable road and rail links, as well as being within the catchment of both Court Lane and Springfield Schools (subject to confirmation), viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the ninth road on the right hand side into St. Matthews Road, then first right into St. Johns Road where No.43 can be found on the corner of St. Johns Road and Widley Road.

ENTRANCE: To the left hand side of the property is a lowered kerb and brick paviour driveway leading to garage and pedestrian access leading to front garden, central pathway with shingled borders to one side, pedestrian Lychgate, to the right hand side of the property is a lawned garden with high manicured hedges on two sides with gate and fence panelling leading to side garden with mature shrubs evergreens, bushes and wisteria, step leading up to main front door with frosted panel leading to:

PORCH: Tiled flooring, cloaks hanging area, original internal glazed door with frosted leadlight panels and matching panel to one side leading to:



HALLWAY: Wooden flooring, architraves and skirting boards and picture rail, balustrade staircase rising to first floor with understairs storage cupboard housing electric meter, radiator with cover over, doors to primary rooms.

DINING ROOM: 18'0" into bay window x 12'10" Double glazed bay window to front aspect overlooking garden, infinity ceiling, picture rail, radiator with cover over, central chimney breast with surround fireplace, matching hearth and coal effect gas fire (not tested), serving hatch to kitchen.



KITCHEN: 11'9" x 10'10" Glazed panelled door leading to hallway, serving hatch with radiator under, comprehensive range of matching wall and floor units with roll top work surface, inset enamel 1½ bowl sink unit with mixer tap, double glazed window to rear aspect overlooking garden, ceramic tiled surrounds, range of pan and drawer units, integrated dishwasher with matching door, inset AEG four ring electric hob with extractor hood, fan and light over, double glazed window to side aspect, integrated fridge with matching door, eye-level double oven and grill with shelf over, ceiling spotlights, Amtico tiled flooring, glazed panelled door leading to:

UTILITY ROOM: 8'2" x 5'2" Work surface with plumbing for washing machine under, wall unit, matching Amtico tiled flooring, door leading to rear garden, built-in cupboard housing boiler supplying domestic hot water and central heating (not tested).

CLOAKROOM: Concealed cistern w.c., wall mounted wash hand basin with tiled splashback, high level double glazed window to rear aspect, heated towel rail.



LIVING ROOM: 17'0" into inglenook style fireplace x 16'0" Feature panelled inglenook fireplace with curved clay peg tile surround, herringbone brick hearth with wooden built-in seating to either side, to either side of the chimney breast are leadlight windows to side aspect, plate rack, exposed beams to walls, infinity ceiling, twin double glazed doors with windows to one side leading to rear garden, twin leadlight glazed doors with windows to either side and over leading to:

SUN ROOM: 13'3" x 9'6" Polycarbonate glazed roof with blinds, low retaining wall with double glazed windows to side and front aspect, twin double glazed doors to side garden, wood panelling to ceiling.

FIRST FLOOR: Mezzanine landing to front, tall leadlight double glazed window with views to front aspect, steps leading up to primary landing with balustrade and staircase rising to top floor, radiator, doors to primary rooms.

BEDROOM 1: 18'2" into bay window x 10'10" to front of built-in wardrobes. Double glazed bay window with far reaching views towards the City of Portsmouth, range of floor to ceiling built-in wardrobes to one wall measuring approx. 2' in depth with hanging space and shelving, double radiator, panelled door, dimmer switch.

BEDROOM 3: 11'0" x 9'8" maximum. Dual aspect double glazed windows to side and rear overlooking garden with far reaching views towards Portsdown Hill, radiator, range of louvre doored built-in wardrobes to one wall, one housing hot water cylinder.

BATHROOM: White suite comprising: corner panelled bath with mixer tap and jet wash system, vanity unit with wash hand basin, mixer tap and drawers and cupboards under, heated towel rail, ceramic tiled to half wall level, corner shower cubicle with panelled doors, double glazed frosted window to rear aspect.

CLOAKROOM: Low level w.c., double glazed frosted window to rear aspect.

BEDROOM 4: 13'6" x 8'3" Double glazed window to rear aspect overlooking garden, range of built-in bedroom furniture including wardrobes, high level storage cupboards over, open vanity desk and shelf over, radiator, panelled door, double glazed window to rear aspect overlooking garden.

BEDROOM 2: 12'2" x 11'0" to front of built-in wardrobes. Range of floor to ceiling built-in wardrobes to one wall measuring approx. 2'5" in depth, double glazed window to front aspect with far reaching views towards the City of Portsmouth with double radiator under, panelled door.

TOP FLOOR: Landing with skylight window.

BEDROOM 6: 14'4" into dormer window x 9'2" Measurements taken from approximately 4'5" off floor level with eaves to front, rear and side ceilings, double radiator, double glazed dormer window to front aspect with outstanding views over roof tops towards Langstone Harbour, the City of Portsmouth and Isle of Wight in the distance, panelled door.

BEDROOM 5: 19'9" into dormer window x 13'3" Measurements taken from approximately 4'5" off floor level with eaves to front, rear and side ceilings, access to loft storage space, double glazed dormer window to front aspect with matching views, ceiling spotlights, radiator, panelled door.

OUTSIDE: To the right hand side of the property, accessible from the front garden is high fencing panelling with gate leading to patio area and doors to sun room, lawned garden enclosed by manicured hedge with mature shrubs, evergreens and bushes. Directly to the rear of the property is a lowered terrace with rockery style borders to either side with shrubs and bushes, central steps leading up to primary garden on one level, rotary line area, shingled area to the rear of the garage, greenhouse and wooden built shed.

GARAGE: 24'0" x 8'5" Twin doors to front, inspection pit, lighting and power points, high level storage area.

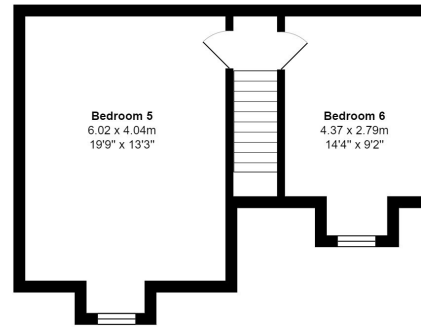
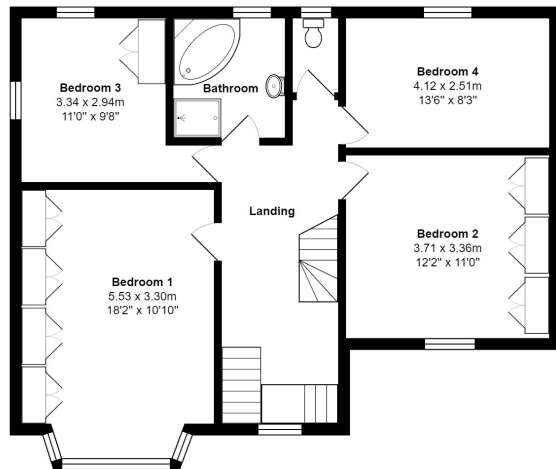
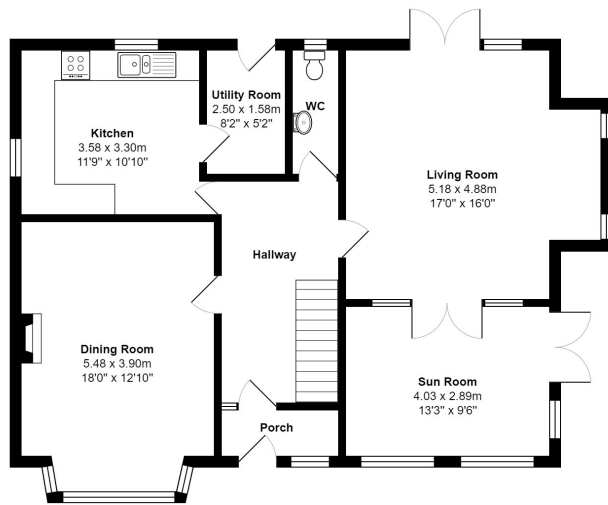
AGENTS NOTES:

Council Tax Band G - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 212.9 m² ... 2292 ft²

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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