



27 Firgrove Crescent, Hilsea, Portsmouth, Hampshire, PO3 5LT

TOWN & COUNTRY
SOUTHERN



Features

- A 1930's Built Detached Family Home
- Three/Four Bedrooms, Feature Bathroom & En-Suite
- Four Reception Areas
- Exceptional 'Arts & Crafts' Interior Design

PROPERTY SUMMARY

Brymar is an extended, detached 1930's built family home which backs onto Foxes Forest and is ideally situated for countryside walks nearby through the Forest and along Portsbridge Creek. The exceptional 'arts & crafts' interior design compliments the

property with many 'art deco' features. This quality presented family house provides 2670 sq ft of living space including integral garage and separate summer house and comprises; hallway, sitting room, shower room, living room opening to larder and walk-in pantry, 25' kitchen/dining room and family room

which could be used as an independent annexe or consulting rooms as it has separate access as well as being inter-linked through the house. On the first floor are three double bedrooms, one having an en-suite shower room, a large feature bathroom and an occasional fourth bedroom on the top floor.



To the front is off road parking and is set back from the road by a private driveway with side pedestrian access leading to an enclosed, low maintenance garden with a large terrace and artificial grass and access to a detached summer house/home office. Early viewing of this impressive detached house is strongly recommended in order to appreciate not only the accommodation but also the location on offer with excellent commutable road and rail links nearby.

ENTRANCE

Brick retaining wall and solid railings over with pillared gateway and bespoke sunrise design leading to brick paved driveway to front of house for numerous cars, curved paved area with resin paving, matching wall and railings to either side, manicured hedge and bay trees, oak covered porch with access to integral garage, pedestrian gate to right hand side leading to rear garden, twin PVCu front doors with chrome furniture and etched glass over depicting name and number, oak beams with glass ceiling and tall glass panels to one side leading to:

HALLWAY

Black and white chequered flooring with underfloor heating, panelling to half wall level with distressed mirrors over, high level plate rack, staircase rising to first floor with understairs cupboard housing gas and electric meters, Colonial painted mural to one wall. Controls for underfloor heating, black Crittall style door with glazed panelling leading to:



SITTING ROOM

15' 4" x 14' 0" (4.67m x 4.27m) Double glazed bow bay window to front aspect with top openers, panelling under window, ceiling coving, library wall to one side, corner chimney breast with hearth and log burner with curved glass door.

SHOWER ROOM

Fully ceramic tiled to floor and walls, chrome heated towel rail incorporating radiator, oval wash hand basin with mixer tap and cupboard under, low level w.c., extractor fan, shower cubicle with black Crittall style door with glazed panels, wall mounted controls, drench style hood and separate shower attachment.



LIVING ROOM

14' 10" x 12' 4" (4.52m x 3.76m) Square opening leading to dining room, overall depth of adjoining rooms 28'. Tiled wood effect flooring, contemporary style roll top radiator, black Crittall style door with glazed panels leading to hallway, double glazed window to side aspect, ceiling coving, false chimney breast with mantle over and inset Art Deco style tiling and recess for log burner, square opening leading to larder, further roll top radiator.

LARDER

7' 10" x 5' 10" (2.39m x 1.78m) Painted dresser to one wall with opening shelving and cupboards under, space for American style fridge/freezer, square opening leading to kitchen, Art Deco style tiled flooring, door to:



LARGE WALK-IN PANTRY

8' 5" x 6' 0" (2.57m x 1.83m) Copper work surface with butler style sink and mixer tap, plumbing for washing machine under, matching flooring, roll top radiator, range of narrow shelving and spice shelving, recessed wine racks, further matching work surface with curtain and storage under and narrow shelving over, period lighting and coving.

KITCHEN INC. DINING AREA

25' 3" x 12' 2" (7.7m x 3.71m) Dining area: Square opening

leading to living room, matching wood effect tiled flooring, four low level roll top radiators, ceiling coving, two sets of twin double glazed doors with central matching panel leading to rear garden, built-in dresser to one wall with mirrors over, black painted surrounds with wooden surface, feature glass atrium roof with bespoke design Art Deco style light supports with two matching lights, central island with Carrara marble work surface, drawers and cupboards under.

Kitchen: Square opening leading to larder, matching work surface with painted cupboards under, space for slimline dishwasher, butler style twin sink unit with mixer tap, high level shelving, recess with space for free standing Range style cooker with matching splashback, black painted mantle over, matching flooring, door to family room.

FAMILY ROOM

17' 2" x 13' 10" (5.23m x 4.22m) Could be used as a separate annexe or consulting room. Frosted glazed door to front aspect providing separate access, wooden flooring, range of feature ceiling lights with track, two roll top radiators, corner tilt and turn doors/windows overlooking rear garden, exposed brick to one wall.

INTEGRAL GARAGE

15' 1" maximum x 14' 0" maximum (4.6m x 4.27m) Original wood sliding doors to front on track system, fluorescent tube lighting, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), separate electric consumer box, power points. To the front of the garage is a covered porch with oak beams.

FIRST FLOOR

Mezzanine landing with double glazed window to side aspect, steps to main landing with panelled doors to primary rooms, staircase rising to top floor.

BEDROOM 2

13' 7" x 11' 11" (4.14m x 3.63m) Range of built-in floor to ceiling wardrobes to one wall with hanging space and shelving, door to en-suite, double glazed window to front aspect with radiator under, feature port-hole window to one side, slight eaves to right hand side ceiling restricting headroom, ceiling coving.

EN-SUITE SHOWER ROOM

Corner shower cubicle with curved panelled doors, pedestal wash hand basin, low level w.c., chrome heated towel rail, double glazed frosted window to side aspect, ceiling spotlights, extractor fan.

BEDROOM 1

15' 11" into bay window x 14' 1" (4.85m x 4.29m) Double glazed bow bay window to front aspect with top openers, curved radiator under, double glazed window to side aspect, ceiling coving, picture rail.

BEDROOM 3

15' 0" x 12' 6" (4.57m x 3.81m) Dual aspect double glazed windows to side and rear overlooking kitchen atrium onto forest/woodland beyond, vinyl flooring, ceiling coving.

FEATURE BATHROOM

11' 10" maximum x 10' 5" (3.61m x 3.18m) Tiled flooring, free standing double ended bath with wall mounted brass mixer tap, twin Burlington sink units with brass taps, brick effect tiled surrounds, recessed shower cubicle with glazed screen, drench style hood and wall mounted controls, brass surround heated towel rail with roll top radiator, ceiling coving, double glazed window to rear aspect overlooking forest/woodland, pocket door leading to:

CLOAKROOM

Low level w.c., ceiling spotlights and coving.

TOP FLOOR

Landing leading directly into occasional bedroom.

BEDROOM 4

13' 11" x 9' 8" (4.24m x 2.95m) Measurements taken from approximately 5'0" off floor level with eaves to upper ceiling restricting headroom, maximum ceiling height 7'8", skylight window to front aspect, access to loft storage eaves and roof space.

OUTSIDE

To the right hand side of the property is a brick paved pathway wrapping round beside the summer house / home office to the rear garden. Low maintenance rear garden, large patio area and further false grass lawned area, the rear garden is enclosed by fence panelling with trellis over on all sides, the garden backs onto woodland/forest, large covered and lit pergola/seating area, low level storage units.

SUMMER HOUSE

15' 2" widening at one end to 19'8" maximum x 11' 2" (4.62m x 3.4m) Bi-folding doors to front aspect overlooking garden, wooden beams with bulkhead lighting, electric consumer box, power points.

AGENTS NOTES

Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

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

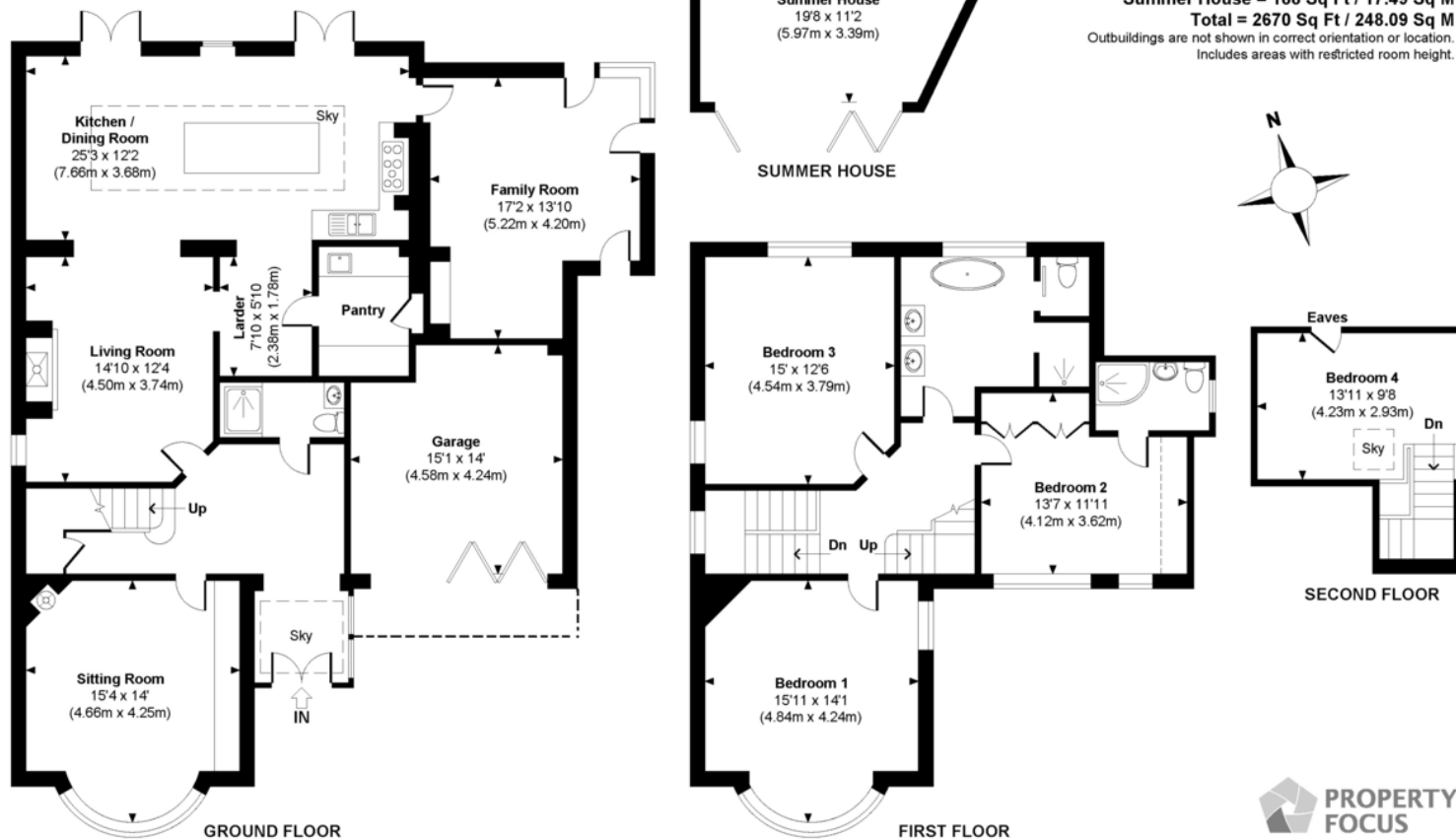
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Firgrove Crescent

Approximate Gross Internal Area
Main House = 2284 Sq Ft / 212.16 Sq M
Garage = 198 Sq Ft / 18.44 Sq M
Summer House = 188 Sq Ft / 17.49 Sq M
Total = 2670 Sq Ft / 248.09 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 70 | 74 |
| EU Directive 2002/91/EC | | |
| WWW.EPC4U.COM | | |

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.