



Anglesey

9 Auckland Road West | Southsea | Hampshire | PO5 3NY

FINE & COUNTRY

# STEP INSIDE

Anglesey | £780,000 | Freehold | Council Tax Band E

An impressive semi-detached Victorian villa which is situated in a popular conservation area of Southsea yet within easy access of local shopping amenities, bus routes, commutable road and rail links as well as Southsea Common, with some 480 acres of open grassland. The Common owes its existence due to its military background, where in the early 19<sup>th</sup> Century it provided a clear range of fire for the harbour defences at any enemy ships who dared approach the dockyard or the city. The Common is a popular recreation ground and a venue for a number of annual events including Victorious Festival, the Southsea Show and Kite Festival, it sits adjacent to a popular Victorian waterfront promenade and the beach, the main shopping amenities are literally around the corner. The accommodation is arranged over a number of floors and provides 1777 Sq Ft of living space comprising: hallway, sitting room, open plan dining/family room on the reception level with a kitchen/breakfast room and cloakroom on the lower ground floor. On the first floor is a large feature family bathroom, boiler room and double bedroom and off the primary landing are two further bedrooms one with a roof top terrace and the other with an en-suite bathroom, there is a further bedroom on the top floor. Having sash style double glazed windows, central heating, fitted floor coverings throughout, an enclosed walled garden, as well as off road gated parking, early internal viewing of this impressive family home is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Rendered and painted wall with pillared pedestrian gateway and arched topped gate with further pillared gateway providing vehicular access to a paved area with off road parking wrapping round to the front of the bay window with mature hedge, raised borders with bark chippings, side pedestrian access to right hand side with covered passage way and gate leading to rear garden, main front door with bulls eye panel leading to:

**HALLWAY:** Wood flooring, high ceiling with ceiling rose, dado rail, radiator, balustrade staircase rising to upper level with steps leading down to lower ground floor, high skirting boards, architraves.

**SITTING ROOM:** 17'5" into square bay window x 13'1" Double glazed sash square bay window to front aspect with low sill, original ceiling coving, ceiling rose, chimney breast with surround fireplace and living flame coal effect gas fire (not tested), panelled door, tall contemporary style tall radiator, wooden flooring.

**DINING ROOM INC. FAMILY ROOM:** 21'7" x 11'4" **Dining area:** wood flooring, door to hallway, ceiling rose, picture rail, central chimney breast with surround fireplace and living flame coal effect gas fire (not tested), tall contemporary style radiator. **Family area:** picture rail, range of wall mounted high level storage cupboards, two glazed doors and lighting, low level media shelving with cupboards, twin double-glazed doors with full height panels to either side and over leading to rear garden, wooden flooring, picture rail.







**LOWER GROUND FLOOR:** Lobby area with wooden flooring, access to understairs storage cupboard and cellar area under part of the hallway.

**CLOAKROOM:** Low level w.c., ceramic tiled to half wall level, recess with rectangular wash hand basin, mixer tap and mirror over, wooden flooring, heated towel rail.

**KITCHEN / BREAKFAST ROOM:** 20'2" x 11'8" decreasing to 8'0" at narrowest point.

**Kitchen:** Comprehensive range of matching wall and floor units with quartz work surface and splashback, brushed steel T bar handles, inset 1½ bowl stainless steel sink unit with cupboards under, integrated dishwasher with matching door, range of pan drawers, double glazed sliding sash window to front aspect overlooking driveway with radiator under, slate tiled flooring, tall larder unit housing fridge and freezer with matching door, ceiling spotlights, recess with free standing range cooker with four ring gas hob and oven under, splashback and glass canopy with extractor hood, fan and light over.

**Breakfast area:** Matching flooring, radiator, range of open shelving, ceiling spotlights, twin double glazed doors with windows to either side leading to rear garden, dresser style unit with storage cupboards over, open book shelving, wall mounted cupboards with matching T bar handles, radiator, one wall mounted unit housing Vaillant boiler supplying domestic hot water and central heating (not tested).

**FIRST FLOOR:** Mezzanine landing to rear, steps up to primary landing, doors to primary rooms, airing cupboard housing a Sadia Mega-flow tank with pump system (not tested).

**BEDROOM 3:** 12'0" x 8'11" Double glazed sash window to front aspect with radiator under, panelled door.

**FEATURE BATHROOM:** 11'1" x 7'5" Double glazed sash frosted window to rear aspect, twin wash hand basins with mixer taps and range of cupboards under, large corner shower cubicle with curved panelled doors and drench style hood, free standing claw footed bath (raised to one end), fully ceramic tiled to floor and walls, low level w.c., ceiling spotlights, panelled door.

**SECOND FLOOR:** Primary landing with skylight windows to front and rear aspects, doors to primary rooms, balustrade staircase rising to upper level to rear.





**BEDROOM 1:** 21'7" x 11'3" decreasing to 7'10" at narrowest point. Double glazed door with full height window to one side with top opener leading to false balcony overlooking rear garden, ceiling rose, picture rail, range of sliding doored wardrobes to one wall, radiator, access to loft space, chimney breast with recess to one side, panelled door, second radiator, door to:

**EN-SUITE BATHROOM:** White suite comprising: panelled bath with hand grips, mixer tap and separate shower attachment, double glazed frosted sash window to rear aspect, close coupled w.c., with dual flush, fully ceramic tiled to floor and walls, wash hand basin with mixer tap and cupboards under, chrome heated towel rail, mirror and light over, raised cupboard with shelving.

**BEDROOM 2:** 14'0" x 13'1" Radiator, picture rail, twin double-glazed doors to leading to roof top terrace with railings, radiator, picture rail.

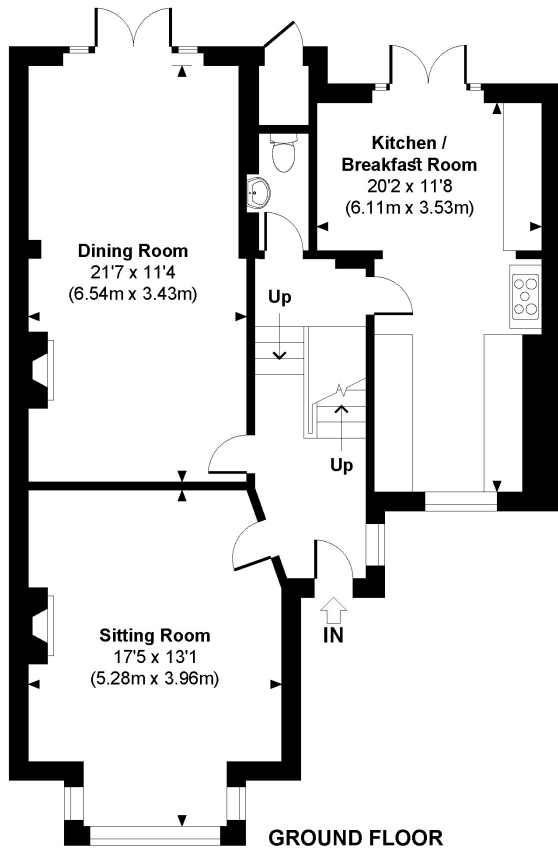
**TOP FLOOR:** Landing with balustrade, access into eaves, built-in storage cupboard.

**BEDROOM 4:** 17'3" x 8'11" Double glazed sash window to front aspect with double radiator under, ceiling spotlights, dormer double glazed sash window to rear aspect with eaves to ceilings either side restricting headroom, panelled door.

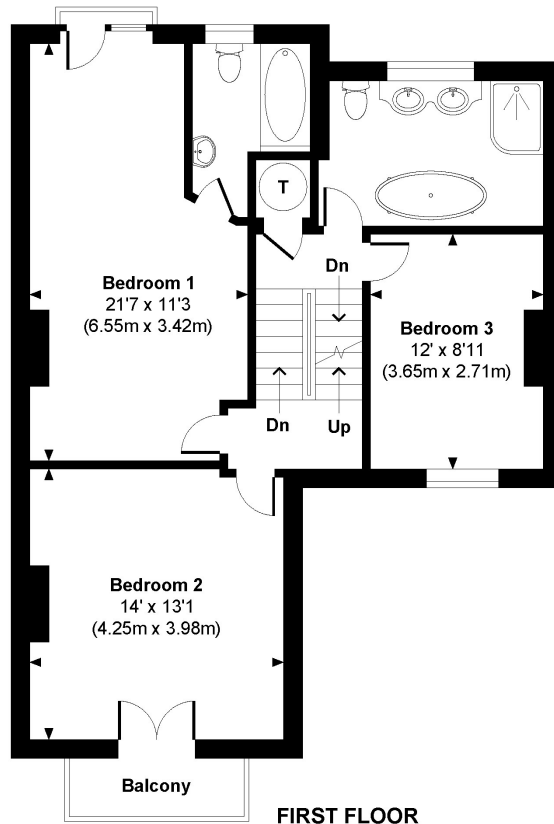


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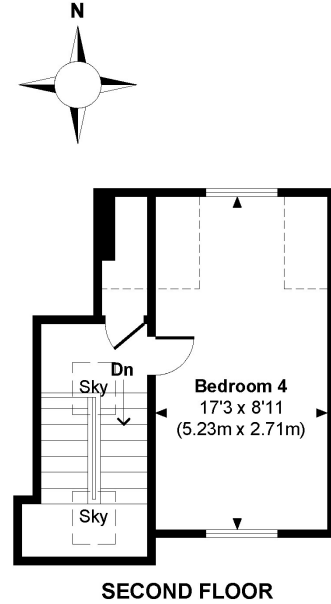
Approximate Gross Internal Area  
 Total = 1777 Sq Ft / 165.05 Sq M  
 Includes areas with Restricted room height.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

--- Indicates restricted room height less than 1.5m.



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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.

**OUTSIDE:** To the rear accessible from the family/dining room and breakfast room is an enclosed garden with walls on all sides, large patio area, mature shrubs, evergreens and bushes, decked area, steps down to breakfast room.

**TO FIND THE PROPERTY:** From Southsea Castle and Castle Fields continue onto Clarence Esplanade, bearing right into Avenue De Caen then left onto Clarence Parade, taking the second road on the right into Auckland Road West (one way) where No.9 can be found on the left hand side after the junction with Netley Road.

**AGENTS NOTES:**

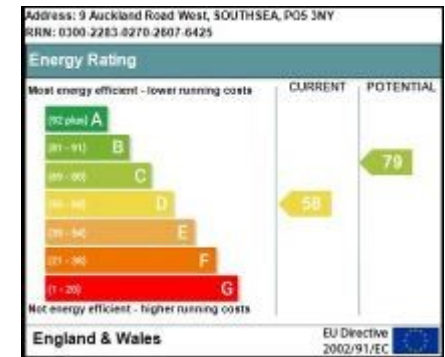
Council Tax Band E : Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com)

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)



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