



1 Clifton Terrace

Southsea | Hampshire | PO5 3NL

FINE & COUNTRY

STEP INSIDE

1 Clifton Terrace | Freehold | Council Tax Band E

This imposing, Grade II Listed townhouse is located at the end of a terrace of six impressive properties which are believed to have been built circa 1856. No.1 has a centre tripartite window from which there are outstanding views over the Solent towards the Isle of Wight in the distance. The extensive accommodation has 3665 sq ft of living space arranged over five floors and benefits from having five bedrooms, two reception rooms, 15' kitchen, dressing room, feature bathroom and en-suite shower room, on the top floor is a separate viewing room (bedroom 4) from which there are elevated views over Southsea Common, the property also benefits from a self-contained lower ground floor one bedroom apartment. This home is perfectly positioned within an enviable waterfronting location. Set in the heart of the exclusive 'village within a city', architectural historians and local residents will appreciate the design of this stuccoed fronted townhouse, typical of the Bath and Cheltenham Georgian townhouses. It is something of a rare gem as it is located in the desirable, 'golden triangle' of educational excellence, it is within easy reach of highly regarded schools such as Portsmouth Grammar School, Mayville School and the Portsmouth High School. The individual shopping areas of Marmion Road and the Palmerston Road shopping precinct are quickly accessible.

A short stroll will take you onto the Southsea Common with some 480 acres of open grassland, and the Victorian promenade beyond, or if you are looking for retail therapy you can be in the heart of the prestigious Gunwharf Quays designer outlet and recreational facilities within a short

walk. Travel wise, Portsmouth Harbour station provides close and excellent commutable rail links to London Stations. Most take approximately 1hr 40 minutes and if you are driving, access to the M27 is within easy reach providing access to the south coast major cities. For going further afield the Continental Ferry Port is minutes away as is the historic harbour entrance. It is as spacious as it is desirable, offering unparalleled versatility. When you purchase a property of this historical interest, you are buying more than just a family home in an enviable position, you are a custodian, preserving a little slice of history for the next generation. Early internal viewing of this end of terrace house is strongly recommended so you can appreciate both the accommodation and location on offer.

ENTRANCE: From Clifton Road (no through road) proceed to the gated entrance to Clifton Terrace which is restricted to the use of No. 1-6 Clifton Terrace. Painted and rendered walls and pillars leading to courtyard with flowering borders to one side, steps leading up to main front door with arched window over depicting house No.1 leading to:

PORCH: Tiled flooring, arched window to side aspect, internal part-glazed door leading to:

HALLWAY: Sash window overlooking courtyard, double radiator, doors to primary rooms, balustrade staircase rising to upper levels, steps leading down to lower mezzanine, understairs storage cupboard, PVCu door leading to garage.

UTILITY AREA: Space for washing machine and tumble dryer, double glazed door leading to rear garden, cupboard with two boilers and hot water tank (not tested), tiled flooring.







CLOAKROOM: Low level w.c., with dual flush, double glazed frosted window to side aspect, corner wash hand basin, tiled flooring.

DINING ROOM: 17'10" x 16'1" Door to hallway, twin doors leading to kitchen, double radiator, chimney breast with wood surround fireplace and cast-iron inlay with slate hearth, sash window to front aspect with low sill and outstanding views towards the Solent and the Isle of Wight in the distance, high ceiling, picture rail.

KITCHEN: 15'11" x 14'7" Twin doors leading to dining room, wood laminate flooring, double radiator, chimney breast with wood surround fireplace with cast iron inlay, range of wall and floor units with work surface over, single 1½ bowl sink unit with mixer tap and cupboards under, bin drawer, integrated dishwasher with matching door, pan drawers, four ring electric hob with double oven and grill under and extractor hood, fan and light over, window to rear aspect overlooking garden, space for fridge/freezer corner carousel unit, ceiling spotlights.

FIRST FLOOR: Mezzanine landing with staircase to primary level, door to:

BEDROOM 6 / STUDY: 10'2" x 7'10" Sash window to side aspect, double radiator, panelled door.

FIRST FLOOR: Main landing, windows to side aspect and front, staircase rising to upper level, double radiator, ceiling coving.

SITTING ROOM: 20'4" into bay window x 16'3" High ceiling with coving, picture rail, two double radiators, chimney breast with surround fireplace and cast iron inlay, panelled door, large square bay window to front aspect with low sill and outstanding views over Southsea Common towards the Solent and the Isle of Wight in the distance.

BEDROOM 2: 16'0" x 14'6" (Currently arranged as a second Sitting Room). Sash window to rear aspect, double radiator, chimney breast with wood surround fireplace, cast iron and tile inlay with matching hearth and living flame coal effect gas fire (not tested), built-in wardrobe to one side, panelled door.

SECOND FLOOR: Mezzanine landing, staircase to primary upper level, door to:

FEATURE BATHROOM: 10'1" x 8'0" Free standing bath with chrome mixer tap and shower attachment, sash window to side aspect, tiled flooring, panelled door, contemporary style tall radiator, close coupled w.c., with dual flush, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with sliding door, drench style hood and separate shower attachment, extractor fan.

SECOND FLOOR: Landing, window to side aspect, double radiator, high level storage cupboard housing electric consumer box, doors to





primary rooms, ceiling coving, doors to primary rooms, doorway and staircase rising to top floor, separate mezzanine to rear with door to:

CLOAKROOM: Low level w.c., with dual flush, window to rear aspect, corner wash hand basin with mixer tap.

BEDROOM 3: 15'11" maximum x 14'6" maximum. Sash window to rear aspect, double radiator, ceiling coving, picture rail, panelled door, built-in wardrobe with twin doors.

BEDROOM 1: 15'2" x 14'11" Double radiator, twin sash windows to front aspect with outstanding views over Southsea Common towards the Solent and Isle of Wight in the distance, doors to:

DRESSING ROOM: 8'1" x 7'6" Hanging rail and shelving, double radiator, vanity unit with oval wash hand basin, mirror over and cupboards under.

TOP FLOOR: Landing opening to:

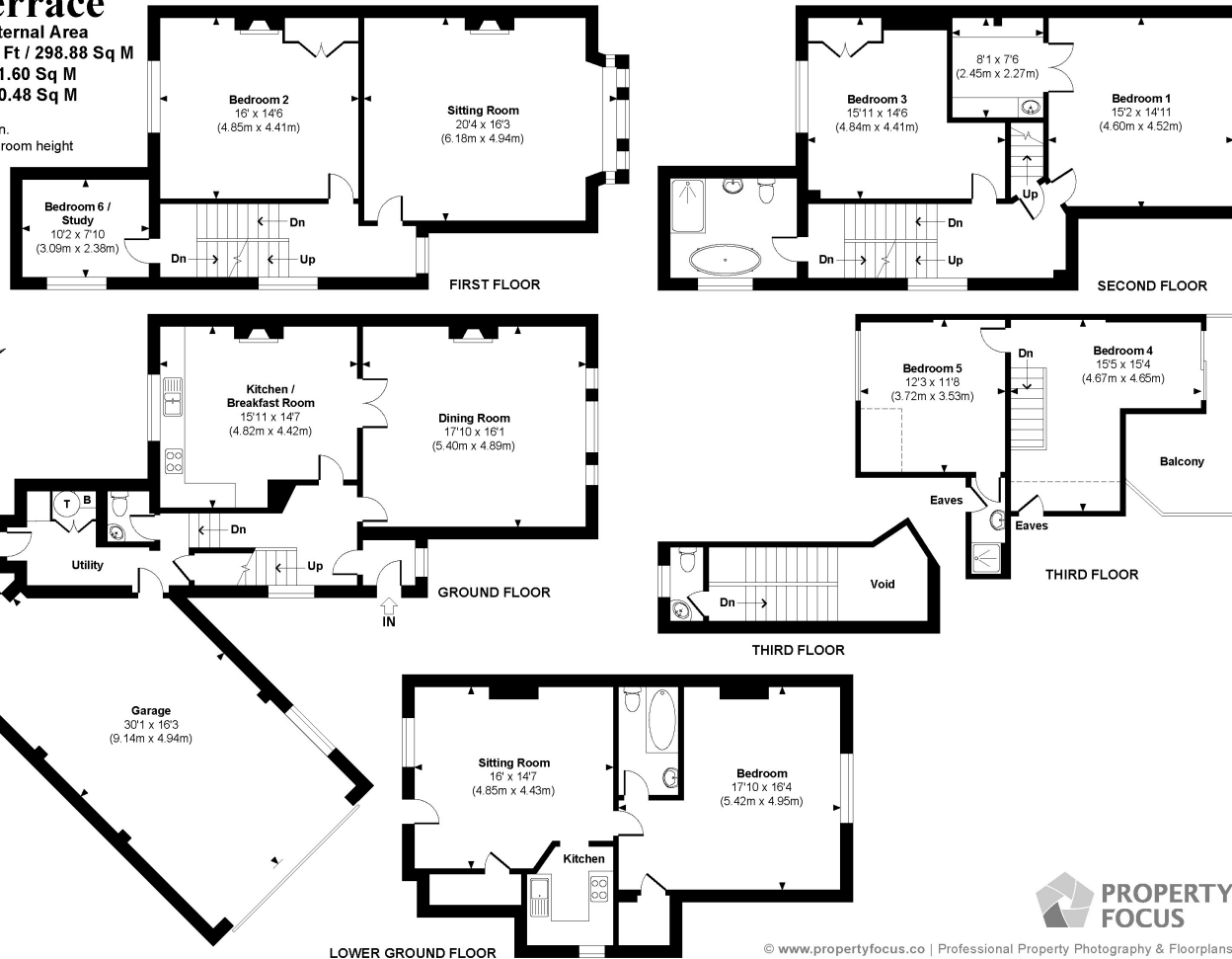
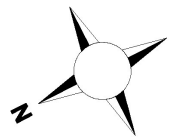
VIEWING ROOM / BEDROOM 4: 15'5" decreasing to 6'10" x 15'4" decreasing to 8'9" maximum. L shaped, eaves to side ceiling restricting headroom, double radiator, access to loft storage space, sliding door leading to small roof terrace with outstanding views over Southsea Common towards the Solent, Napoleonic Forts and Isle of Wight in the distance, double radiator, balustrade, access to loft space, door to:

BEDROOM 5: 12'3" x 11'8" Slight eaves to rear ceilings restricting headroom,



Clifton Terrace

Approximate Gross Internal Area
 Main House = 3217 Sq Ft / 298.88 Sq M
 Garage = 448 Sq Ft / 41.60 Sq M
 Total = 3665 Sq Ft / 340.48 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with Restricted room height
 but excludes void.



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

© 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.



double glazed dormer window to rear aspect, two radiators, panelled door, door to:

SHOWER ROOM: Fully ceramic tiled to floor and walls, shower cubicle, panelled door, wall mounted wash hand basin, access to loft storage space, window to rear aspect.

LOWER GROUND FLOOR: Steps form garden leading down to:

FLAT 1a: Double glazed door leading directly into:

SITTING ROOM: 16'0" x 14'7" Double glazed window to rear aspect, radiator, built-in storage cupboard with automated lighting, door to kitchen, door to bedroom.

BEDROOM: 16'4" x 12'6" increasing to maximum 17'10" Double glazed window to front aspect with radiator under, ceiling spotlights, panelled door, door to en-suite bathroom, door to utility room with washing machine point.

EN-SUITE BATHROOM: White suite comprising: panelled bath with mixer tap and shower over with screen, close coupled w.c., radiator, wash hand basin, ceramic tiled to two walls, vinyl flooring.

KITCHEN: 7'10" x 6'10" Range of matching wall and floor units with roll top work surface, single drainer stainless steel sink unit with mixer tap and cupboards under, range of wall units with T bar handles, window to side aspect, four ring electric hob with oven under, space for fridge/freezer, ceiling spotlights, vinyl flooring, tiled surrounds.

OUTSIDE: To the rear is a courtyard style low maintenance garden with twin pedestrian doors leading to garage, raised flowering borders, side pedestrian access with brick arch, high brick retaining wall with trellis over, shrubs and bushes to all sides, brick store, steps leading down to:

GARAGE: 30'1" decreasing to 21'0" x 16'3" Twin pedestrian doors to rear, lighting, large roller shutter door to front, windows to side. Access via a secure resident's only vehicular gateway leads to residents car parking facilities, we are advised that there are two spaces in front of the house for use of No.1



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

