



Neptune's Reach

1 Slingsby Close | Old Portsmouth | Hampshire | PO1 2PD

FINE & COUNTRY

STEP INSIDE

Neptune's Reach | Freehold | Council Tax Band F

Neptune's Reach is an individually designed and built, contemporary style detached home which is situated within a private estate, yet within easy reach of the Victorian waterfront, historical Old Portsmouth, local shopping amenities, bus routes, Southsea Common and within easy walking distance of the Grammar School, High School and Mayville School which are all highly regarded in the area. The property has 2228 sq ft of living space arranged over three floors and including the garage, comprising: large open plan hallway with balcony bridge landing over, 23' sitting room which leads onto an enclosed courtyard style garden, cloakroom, study, open plan kitchen/dining room with separate utility room on the ground floor. On the first floor are three bedrooms, the primary room has an en-suite bathroom and separate dressing room, a roof terrace, balcony and family bathroom and on the second floor are two further bedrooms both with en-suite facilities. The property has off road parking, wrap around gardens and a garage, offered with gas fired central heating, double glazing and fitted floor coverings throughout, early internal viewing is of this individual and unique property is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to pillared gateway leading to driveway extending approximately 35' in depth with off road parking for two cars, to the right hand side is a high manicured hedge with slate chipping borders and planters, to the left hand side is flower / shrub borders, external lighting, plaque depicting house name, grey main front door with brushed steel furniture with glazed panel to one side leading to:

HALLWAY: 14'9" x 9'2" Two storey height vaulted ceiling, high level frosted window to side aspect, oak staircase rising to first floor with glazed panels, understairs storage cupboard with cloaks hanging area and alarm panel, dimmer switches and zoned lighting, radiator with cover over, gloss tiled flooring, twin double-glazed doors leading to side and rear gardens, central heating control switch, twin glazed doors leading to:

SITTING ROOM: 23'1" x 14'7" decreasing to 12'8" at narrowest point. Wooden flooring, two radiators with matching covers over, ceiling spotlights, twin double-glazed doors leading to courtyard front garden with further bi-folding doors leading to garden, tubular log burner with glass hearth.

CLOAKROOM: Low level w.c, pedestal wash hand basin with tiled splashback, gloss tiled flooring, chrome heated towel rail, extractor fan, ceiling spotlights.

STUDY: 10'7" x 6'10" (increasing to 8'11"). Double glazed frosted window to rear aspect, ceiling spotlights, range of built-in bookshelves, storage cupboards and desk, wooden flooring, panelled door, radiator.

KITCHEN / DINING ROOM: 23'1" x 11'10"

Dining area: Gloss tiled flooring, twin glazed doors leading to hallway, dual aspect double glazed windows to side and rear overlooking gardens, radiator with cover over.

Kitchen area: Comprehensive range of Miele cream fronted wall and floor units with quartz work surface, inset 1½ bowl sink unit with mixer tap and quartz drainer, corner carousel unit, high







level double glazed frosted windows to rear aspect, integrated Miele dishwasher with matching door, space for free standing Range style cooker with stainless steel splashback with extractor hood, fan and light over, range of pan drawers, door to utility room, tall integrated Miele fridge and freezer with matching doors and storage cupboards over, AEG wine cooler with cupboard under, tall larder cupboard. Central island with matching quartz surface, breakfast bar to one end and range of cupboards and drawers under, radiator with cover over, ceiling spotlights, matching gloss tiled flooring.

UTILITY ROOM: Matching range of Miele wall and floor units with work surface over, inset single drainer stainless steel sink unit with mixer tap and cupboard under, washing machine point, gloss tiled flooring, tall larder style cupboard, one unit housing boiler supplying domestic hot water and central heating (not tested), double louvre doored storage cupboard, ceiling spotlights, extractor fan.

FIRST FLOOR: Landing overlooking the hallway with oak staircase rising to top floor with matching glazed screens, radiator, doors to primary rooms.

BEDROOM 4: 12'2" x 11'3" Built-in floor to ceiling wardrobe with hanging rail and shelving, ceiling spotlights, radiator, bi-folding doors leading to roof balcony with floating glazed screens, decking and spotlights overlooking front garden.

BEDROOM 2: 10'8" x 10'7" Built-in cupboard with hanging space and shelving, radiator, ceiling spotlights, double glazed door with full height window to one side leading to roof terrace, floating glazed screens and spotlights overlooking front garden, panelled door.

FAMILY BATHROOM: White suite comprising: P shaped panelled bath with mixer tap and separate shower over with wall mounted controls and glazed screen, wash hand basin with mixer tap and cupboards under, large mirror to one wall, fully marble tiled to floor and walls, close coupled w.c., chrome heated towel rail, skylight window, ceiling spotlights, extractor fan, panelled door.

BEDROOM 1: 14'0" x 11'4" Built-in wardrobe with hanging space and shelving, double glazed window to rear aspect with radiator under, door to:

DRESSING ROOM: 9'6" x 8'8" Double glazed window with blinds, range of open rail and shelving, radiator, panelled door, chest of drawers.





EN-SUITE BATHROOM: White suite comprising: double ended panelled bath with shower screen over, central mixer tap and shower attachment, extractor fan, ceiling spotlights, marble tiled to floor and walls, double glazed frosted window to side aspect, low level w.c., corner shower cubicle with curved panelled doors and drench style hood, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet, chrome heated towel rail.

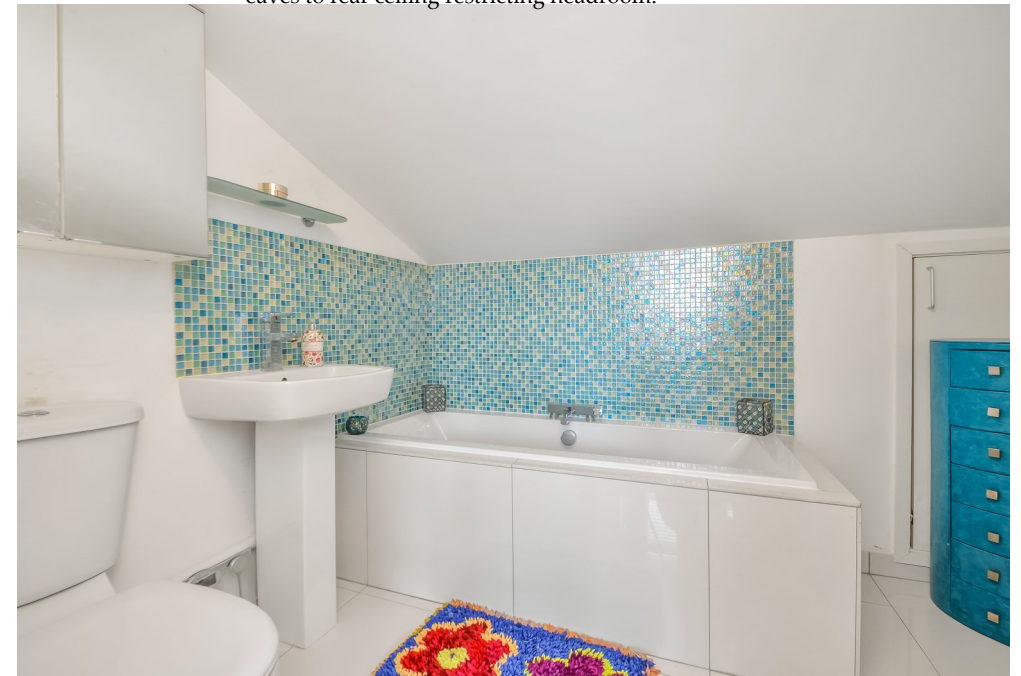
TOP FLOOR: Landing with skylight window.

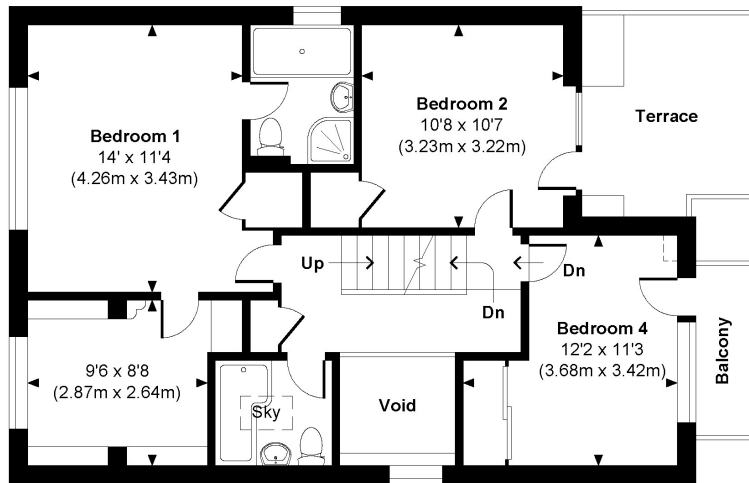
BEDROOM 5: 13'3" x 7'3" increasing to 10'7" Double glazed window to front aspect, built-in wardrobes to one wall with hanging space, shelving and soft touching opening, door to en-suite, radiator, measurements taken from approximately 4' off floor level with eaves to rear ceiling restricting headroom.

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with power shower, wash hand basin with mixer tap and cupboards under, low level w.c., radiator, tiled flooring, extractor fan, ceiling spotlights, panelled door.

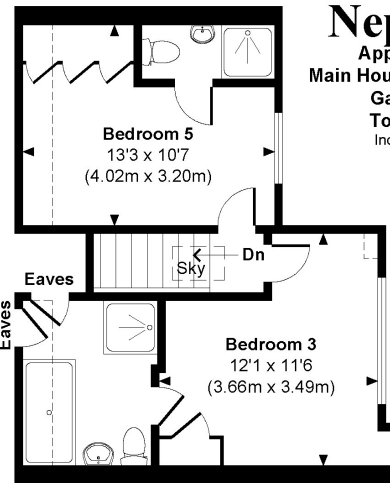
BEDROOM 3: 12'1" x 11'6" Double glazed window to front aspect with blinds and radiator under, range of shelving, ceiling spotlights, built-in wardrobe with hanging rail, door to:

EN-SUITE BATHROOM: White suite comprising: double ended panelled bath with central mixer tap, pedestal wash hand basin with mixer tap, close coupled w.c., tiled surrounds, tiled flooring, shower cubicle with panelled door, ceiling spotlights, mirror fronted medicine cabinet, access to loft storage space, slight eaves to rear ceiling restricting headroom.

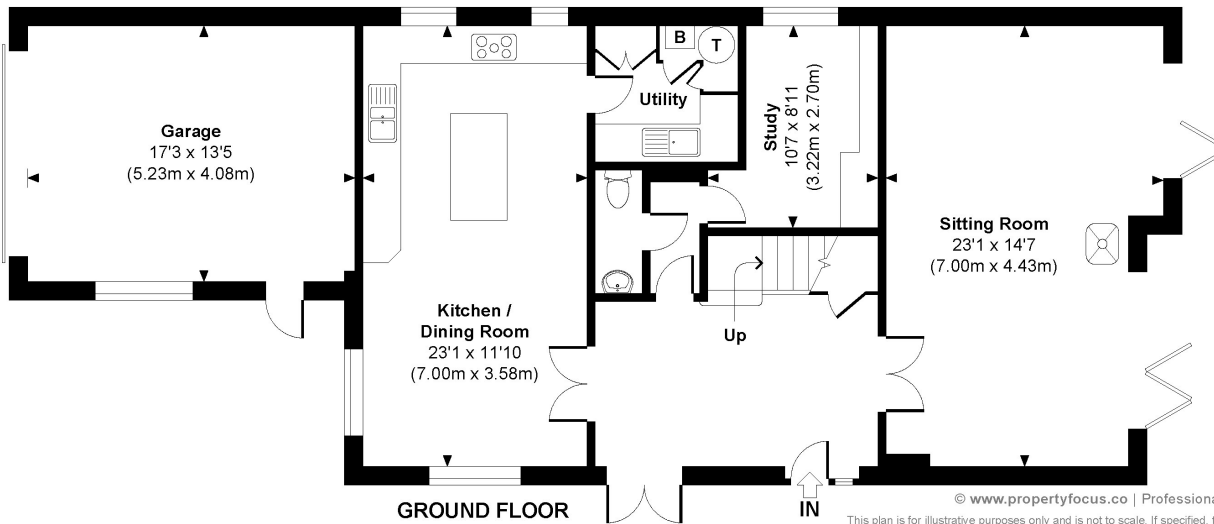




FIRST FLOOR



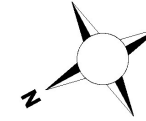
SECOND FLOOR



GROUND FLOOR

Neptunes Reach

Approximate Gross Internal Area
 Main House = 1998 Sq Ft / 185.62 Sq M
 Garage = 230 Sq Ft / 21.34 Sq M
 Total = 2228 Sq Ft / 206.96 Sq M
 Includes areas with Restricted room height but excludes void.



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: Accessible from the sitting room is an enclosed courtyard garden, laid out paving with high fencing, mature shrubs, evergreens and bushes, gateway providing rear access. To the side of the house continuing from the driveway is an enclosed garden with flagstone paving and raised borders with shrubs, evergreens and bushes, the garden stretches to the rear of the property with a further seating area and access to garage.

GARAGE: 17'10" x 13'5" Remote control up and over door, double glazed window to side aspect, side pedestrian door, high level built-in storage cupboards, power points, lighting and alarm panel. Outside the garage at the rear of Blount Road is a wedged shaped hardstanding area to the front of the garage

TO FIND THE PROPERTY: From Clarence Esplanade opposite Southsea Castle and D Day Museum continue in a westerly direction along Clarence Esplanade passing the Portsmouth Naval Memorial, take the second exit at the roundabout into Pier Road, the second exit at the next roundabout continuing along Pier Road bearing left into Croxton Road cross over Victoria Avenue into Pembroke Park, turn into Woodville Drive bearing right into Blount Road where Neptune's Reach can be found on the corner of Blount Road and Slingsby Close on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



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.



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