



## Lympstone House

9 Brandon Road | Southsea | Hampshire | PO5 2LY

FINE & COUNTRY

# STEP INSIDE

Lympstone House | Freehold | Council Tax Band E

Lympstone House is a symmetrical fronted Victorian Villa which is set back from the road, elevated by an external platform landing reaching by a set of external central steps, this enables large floor to ceiling bay windows to the front aspect, set under a canopy veranda. The Villa was built in a classical Victorian style with red and yellow bricks with yellow brick quoins corner using Flemish bond brickwork. This individual detached home stands out amongst the stuccoed neighbouring homes. The accommodation provides 3702 sq ft of living space including the store and garaging and comprises: two floors to the front elevation with three levels to the rear, the sitting room leads to conservatory on one side of the hallway with a dining room to the other, at the rear elevation is a 35' open plan kitchen/breakfast room leading to store room, utility room, cloakroom and garage. On the first floor, mezzanine to the rear are two bedrooms and a bathroom with the primary two bedrooms on the front elevation both with en-suite shower rooms. On the second floor to the rear are two further bedrooms and a bathroom, there is also a separate outside store and two cellar rooms (with restricted ceiling heights).

The land has an interesting history which can be traced back to 1796, we understand that the property was built in approximately 1868 and originally occupied by a Royal Naval Lieutenant, in 1930 it was divided into two separate living spaces before being restored into a single dwelling and renovated throughout in 2006 by the current owners. Brandon Road is centrally located within easy access of the Southsea Victorian waterfront, highly regarded schools, recreation grounds and shopping amenities. The area was known as The Great Morass which consisted of uninhabitable marshland which was successfully drained in 1830 to create Southsea Common and land for large Victorian villas, it was named after William Brandon, the former Mayor in 1868. Having a number of special features including floor to ceiling bay windows, central fireplaces, an enclosed low maintenance walled garden to the rear, as well as a front garden and off-road parking, early internal viewing is of this impressive Victorian villa is strongly recommended in order to appreciate both the accommodation and location on offer.





**ENTRANCE:** To the front facing onto Brandon Road is a brick retaining wall with curved coping stones over and manicured hedge, to the left hand side are twin wrought iron gates leading to brick paved car parking and turning area leading to garage, directly to the front of the property is a lawned garden with shrubs, evergreens and bushes, to the right hand side is a further wooden gate with brick pillars leading to pathway wrapping round to the right hand side of the property, raised quarry tiled terrace, flower beds and central steps with balustrade rising up to covered porch with metal supports, main front door with frosted panel and arched glazed panel over leading to:

**HALLWAY:** Balustrade staircase rising to first floor with steps down to ground floor rear level, high skirting boards, architraves, radiator, ceiling coving, doors to primary rooms.

**DINING ROOM:** 19'6" into bay window x 14'0" Double glazed full height bay window to front aspect overlooking garden, wooden panelling, original ceiling rose and coving, picture rail, panelled door, high skirting boards, dimmer switches, double radiator, central chimney breast with granite surround fireplace with red tile inlay and hearth and built-in dresser to one side, picture lights.

**SITTING ROOM:** 19'10" into bay window x 14'1" Full height double glazed sash bay window to front aspect overlooking garden, wood panelling, ceiling rose and coving, picture rail, panelled door, high skirting boards, two radiators, granite surround fireplace with cast iron arched inlay and slate hearth, twin double glazed doors leading to:

**CONSERVATORY:** 15'4" x 9'0" Polycarbonate glazed roof, low brick retaining walls with double glazed windows on all aspects, ceramic tiled flooring, double glazed doors with windows to either side leading to rear garden, radiator, electric panel heating.

**GROUND FLOOR REAR:** Door to understairs storage cupboard with access to crawl through under house access comprising two rooms with restricted ceiling height, range of shelving, electric consumer box, glazed panelled door

**OPEN PLAN KITCHEN / BREAKFAST ROOM:** 35'0" x 12'0" Arranged as two areas. **Dining area:** flagstone style flooring & skirting boards, double glazed sash window to rear aspect, ceiling spotlights, wiring for wall mounted T.V, exposed chimney breast with tile inlay and dresser style unit to one side with glazed panelled doors, cupboards and drawers under, space for fridge/freezer, twin double glazed doors leading to rear garden, underfloor heating.

**Kitchen area:** Comprehensive range of matching floor units with granite work surface over, inset twin bowl sink unit with mixer tap and drainer to one side, double glazed sash window to rear aspect overlooking garden, range of drawer units, brushed steel fronted drawer dishwasher, eye-level Neff oven with grill and hot plate under, cupboards over and under, brushed steel T bar handles, space for American style fridge/freezer, tall larder style unit, range of drawer units, narrow cupboards with surface over, ceramic tiled to walls, high level storage with pelmet lighting, ceiling spotlights, central island with six ring gas hob, extractor hood, fan and light over with pan drawers and storage







cupboards under, underfloor heating, glazed panelled door leading to:

**OUTER LOBBY:** Glazed panelled door leading to storeroom.

**CLOAKROOM:** Low level w.c., corner wash hand basin, fully ceramic tiled to walls, extractor fan, ceiling spotlights, radiator, tiled flooring.

**STORE:** 11'3" x 4'1" Double glazed door with glazed panel leading to rear garden, door to utility room, door to garage.

**GARAGE:** 15'2" x 11'6" Shutter up and over door with built-in separate pedestrian door, fluorescent tube lighting, power points, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), door to storage cupboard with hot water cylinder and pump system, water softener and controls for underfloor heating.

**UTILITY ROOM:** 9'6" x 6'11" Ceramic tiled to floor and walls, double glazed door leading to rear garden, wood block work surface with single drainer sink unit, mixer tap and cupboards under, frosted window overlooking garden.

**FIRST FLOOR:** Mezzanine landing to rear with balustrade staircase rising to primary landing, ceiling coving.

**BEDROOM 3:** 13'10" x 12'0" Double glazed sash window to rear aspect overlooking garden, ceiling coving, picture rail, radiator, panelled door, wood surround fireplace with green tiled inlay, radiator.

**BATHROOM 1:** White suite comprising: double ended panelled bath with wall mounted mixer tap, handgrips and separate shower over with folding shower screen, close coupled w.c., with dual flush, wash hand basin with mixer tap and drawer under, mirror and lighting over, double glazed frosted sash window to rear aspect, fully ceramic tiled to floor and walls, chrome heated towel rail, panelled door.





**BEDROOM 4:** 14'0" x 12'0" Double glazed sash window to rear aspect overlooking garden, panelled door, radiator, range of built-in book shelving, door to side aspect, providing separate staircase access.

**FIRST FLOOR:** Primary landing, radiator, balustrade staircase rising to upper mezzanine level, access to loft space via extendable ladder.

**BEDROOM 1:** 16'8" x 14'2" Wood flooring, comprehensive range of Hammonds built-in bedroom furniture including floor to ceiling wardrobes with hanging rail and shelving, high level storage cupboards with matching bedside cabinets and over bed storage cupboards, dressing table with range of drawers, double glazed sash window to front aspect with radiator under, panelled door, door to:

**EN-SUITE SHOWER ROOM:** Large shower cubicle with sliding panelled door, wash hand basin with cupboards under, mirror and light over, close coupled w.c., ceramic tiled to picture rail level with tiled flooring, radiator.

**BEDROOM 2:** 16'8" maximum x 14'0" maximum. Corner glass block en-suite shower room, double glazed sliding sash window to front aspect with radiator under, wood laminate flooring, surround fireplace with cast iron arched inlay, ceiling coving.

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled to floor and walls, close coupled w.c., vanity unit with wash hand basin, mixer tap and cupboards under, mirror and lighting over, ceiling spot-lights, extractor fan, coil towel rail, corner shower cubicle with curved panelled doors and jet stream system with mirror and light.

**SECOND FLOOR:** Mezzanine landing to rear, built-in cupboard with hanging rail and shelving, door to:







**BEDROOM 6:** 12'7" x 12'0" Surround fireplace with cast iron inlay and slate hearth, built-in double doored wardrobe to one side, wood laminate flooring, double glazed sash window to rear aspect, radiator, panelled door.

**BATHROOM 2:** White suite comprising: P shaped panelled bath with mixer tap and shower attachment and curved shower screen over, ceramic tiled to floor and walls, double glazed frosted window to side aspect, extractor fan, ceiling spotlights, close coupled w.c., with dual flush, wash hand basin with mixer tap and cupboard under, heated towel rail.

**BEDROOM 5:** 14'0" x 12'0" Double glazed sash window to rear aspect with radiator under, panelled door.

**OUTSIDE:** To the rear accessible from the side pedestrian access is a gated entrance leading to paved patio area with steps leading up to conservatory, brick retaining wall with trellis fencing over, wrapping round to the rear is a brick paviour pathway, power points, false grass area with railway sleeper borders, the garden is enclosed by brick retaining wall with trellis work over, large patio area, outside butler sink, cold water tap, access to store and laundry room, recessed BBQ area with paving, power and lighting.

**WORKSHOP / GARDEN STORE:** 11'5" x 7'2" Windows overlooking garden, lighting, power points.

**TO FIND THE PROPERTY:** From South Parade Pier proceed along South Parade in a westerly direction taking the first road on the right side into Clarendon Road, take the second exit at the Strand roundabout continuing along Clarendon Road, take the fourth road on the right hand side into Brandon Road where Lympstone House can be found on the right hand side.

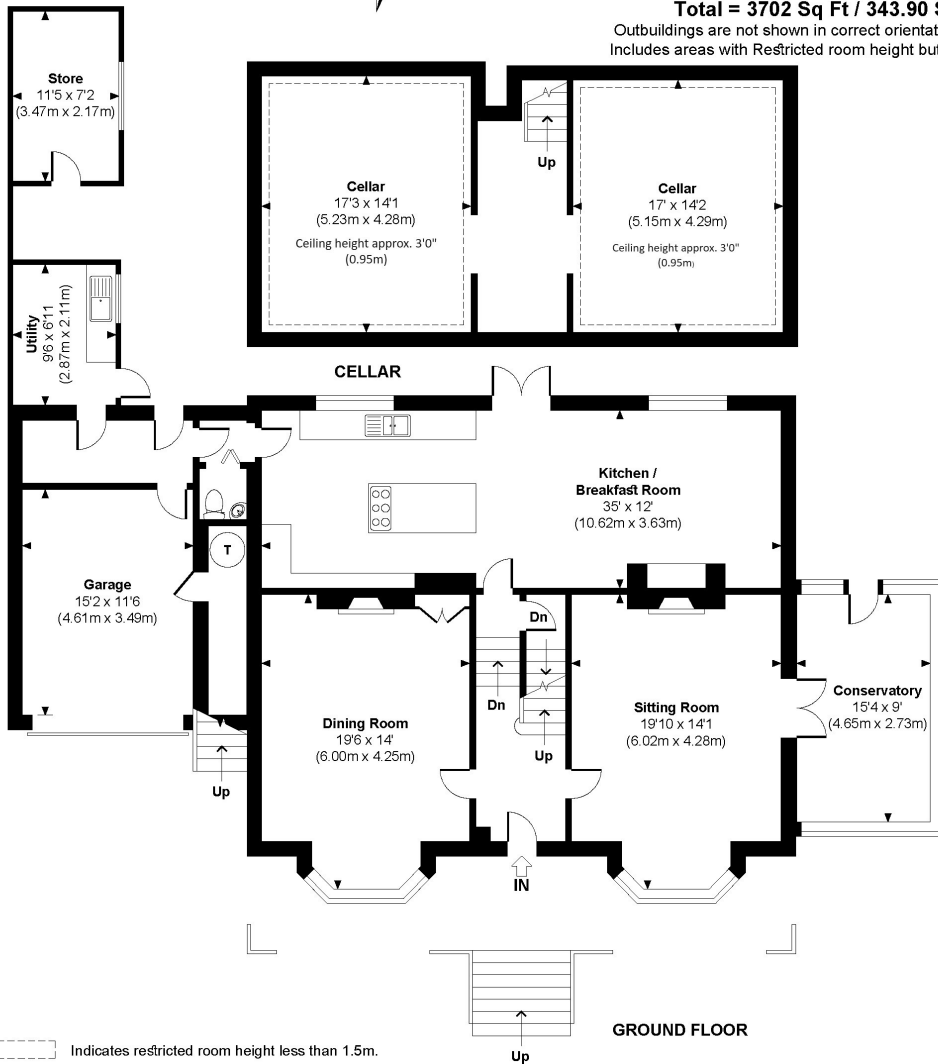
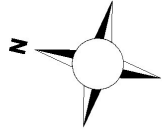




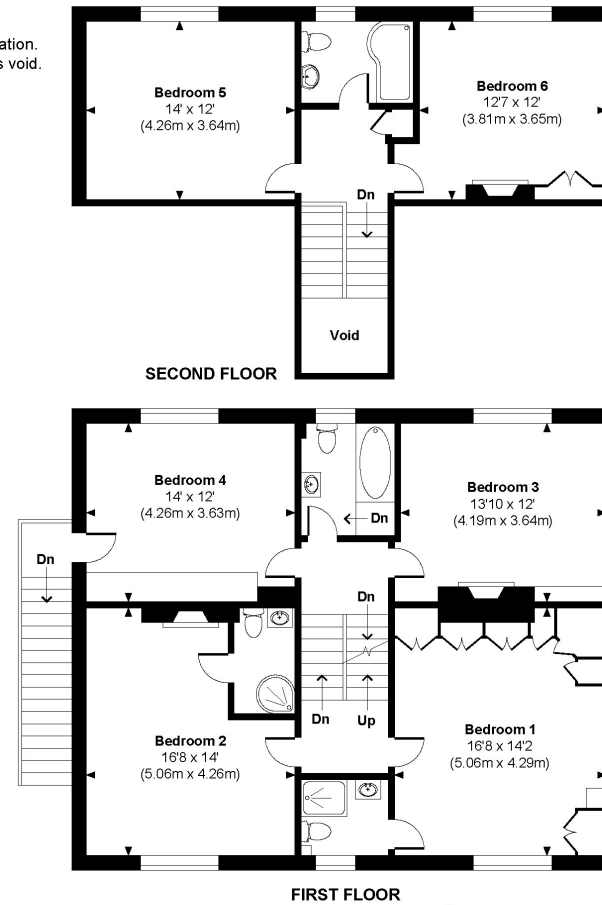
# Lympstone House

Approximate Gross Internal Area  
**Main House = 3448 Sq Ft / 320.28 Sq M**  
**Garage = 173 Sq Ft / 16.09 Sq M**  
**Store = 81 Sq Ft / 7.53 Sq M**  
**Total = 3702 Sq Ft / 343.90 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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		



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