



15 Wilberforce Road

Southsea | Hampshire | PO5 3DR

FINE & COUNTRY

STEP INSIDE

15 Wilberforce Road | £725,000 Freehold | Council Tax Band D

If you are looking for a property which has extensive period character features, then look no further, No.15 has an abundance of original features including fire surrounds, high ceilings, coving, cornicing and wooden sash windows which have been refitted with double glazing. The deceptive accommodation provides 2598 sq ft of living space arranged over three floors with mezzanine levels to the rear. The excellent family space comprises: hallway, sitting room, living room, cloakroom, 21' kitchen/dining room on the reception level with access under the stairs to basement/cellar rooms, on the first floor are three double bedrooms, a utility cupboard and bathroom with a further two bedrooms and shower room on the second floor/top floor. The property is offered with side pedestrian access, gas fired central heating, fitted floor coverings, an easterly facing rear garden and being in a cul-de-sac there is no through traffic. Located within a few minutes' walk of the Southsea promenade and seafront, local shopping amenities, highly regarded schools including The High School, the Grammar School and Mayville which are all within a short distance. The Palmerston Road shopping areas and Gunwharf Quays retail and recreation facilities, Southsea Harbour and Portsmouth and Southsea railway stations are also within a few minutes' walk with interlinking trains to London Waterloo on a regular basis, the ferry port is nearby for international travel and there are good commutable road links to the Souths major cities.

Viewing of this impressive home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Brick wall with coping stones over, side pedestrian access to the left hand side of the property via gateway leading to rear garden, quarry tiled forecourt, glazed panelled door leading to porch with matching flooring, original leadlight stained glass panelled internal door leading to:

HALLWAY: High ceilings with ornate coving, archway, picture rail, radiator, high skirting boards, balustrade staircase rising to first floor with understairs doorway leading to basement/cellar, second radiator, painted and carpeted floorboards, doors to primary rooms.

SITTING ROOM: 20'1" into bay window x 13'2" Double glazed wood sash windows to front aspect, high skirting boards, high ceilings measuring approximately 10'4" in height, ceiling coving, picture rail, radiator, central chimney breast with surround fireplace with open fire, cast iron inlay, tiled hearth and brass canopy (not tested), dimmer switches, panelled door, feature architraves.

DINING ROOM: 14'11" x 10'9" Wood flooring, sash wooden double glazed window to rear aspect overlooking garden, high ceiling measuring approximately 10'4" in height with original ceiling coving, picture rail, central chimney breast with feature surround fireplace with green tiled inlay with matching tiled hearth, canopy hood and open fire (not tested), to either side of the chimney breast are open fronted dressers with cupboards under and high level shelving, wall lights, panelled door, high skirting boards, feature architraves, radiator.

CLOAKROOM: Low level w.c., wall mounted wash hand basin with glass tiled splashback, radiator, wooden flooring, frosted glazed window to side aspect.

KITCHEN /BREAKFAST ROOM: 21'9" x 11'0"

Kitchen area: Comprehensive range of wood fronted wall and floor units, two with glazed fronted doors and leadlight stained glass panels over, range of drawer units, space for tall fridge/freezer, plumbing for dishwasher, double glazed wood surround sash window to side aspect, inset 1½ bowl stainless steel sink unit with mixer tap, corner unit with inset Bosch five ring gas hob with drawers under, slimline wine







cooler, ceiling spotlights, dresser style unit with cupboards under and shelving over, tall units with square stained glass panels with drawers under, eye-level double oven and grill with cupboards over and under, square opening leading to:

Breakfast Room: High level window to rear aspect with wood surround double glazed window to side, matching wood flooring, wooden door with double glazed panels with matching panels to either side leading to rear garden, internal shutter panelled doors, dimmer switches.

BASEMENT: Divided into two areas by a brick partition wall, room one with staircase and primary room, 14'0" x 10'1" with window to rear aspect external recess.

FIRST FLOOR: Mezzanine landing to rear, stairs leading up to primary landing, radiator.

BEDROOM 3: 14'3" x 11'2" Double glazed wood surround window to rear aspect overlooking garden, picture rail, central chimney breast with ornate fireplace, cast iron canopy with tiled inlay and red tiled hearth, to one side of the chimney breast is a built-in double doored wardrobe with hanging space and shelving, picture rail, panelled door, dimmer switch.

BATHROOM: White suite comprising: panelled bath with separate shower over and screen, low level w.c., pedestal wash hand basin, panelling to dado rail level, double glazed wood surround window to side aspect, heated towel rail, high level leadlight stained glass panel over doorway.

UTILITY CUPBOARD: Washing machine point with shelf over, window to side aspect, radiator.

PRIMARY LANDING: High ceiling, picture rail, ceiling spotlights, doors to primary rooms, staircase rising to upper level.

BEDROOM 5: 14'11" x 10'10" Wood surround double glazed window to rear aspect with radiator under, high ceiling with picture rail, central chimney breast with wood surround fireplace with cast iron inlay, green tiles and matching tiled hearth, to one side of the chimney breast is a built-in wardrobe with hanging space and shelving, panelled door.

BEDROOM 1: 20'1" into bay window x 17'3" Wood surround double glazed bay window to front aspect, high skirting boards, high ceiling with coving, picture rail, cork tiled flooring, panelled door, radiator, central chimney breast with surround fireplace with cast iron inlay and tiled hearth, built-in wardrobe to one side of chimney breast with hanging space and shelving.





SECOND FLOOR: Mezzanine landing to rear, staircase rising to top floor, skylight window, access to rear loft space.

BEDROOM 4: 14'7" x 11'2" Wood surround double glazed window to rear aspect with radiator under, central chimney breast with cast iron surround fireplace with green tiled inlay and matching hearth, built-in wardrobe to one side with hanging space and shelving, panelled door.

SHOWER ROOM: Recessed shower cubicle with drench style hood, ceramic tiled to walls, vinyl floorboard effect flooring, low level w.c., pedestal wash hand basin, chrome heated towel rail, wood surround double glazed windows to side aspect, panelled door, large walk-in airing cupboard housing wall mounted boiler supplying domestic hot water and central heating (not tested), pump system, tall cylinder, range of shelving.

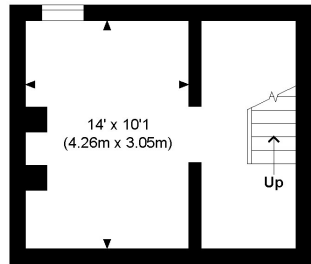
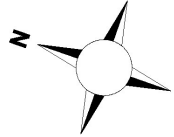
TOP FLOOR: Landing with balustrade, door to:

BEDROOM 2: 20'0" x 17'2" Central ceiling height 8'4" measurements taken from approximately 5'02" off floor level with slight eaves to front and rear ceiling. To the front are built-in cupboards providing access into storage eaves, feature arch to gable wall with windows to side aspect, cast iron surround fireplace with tiled hearth, skylight windows to rear aspect, further access to rear storage space, stripped and painted floorboards.

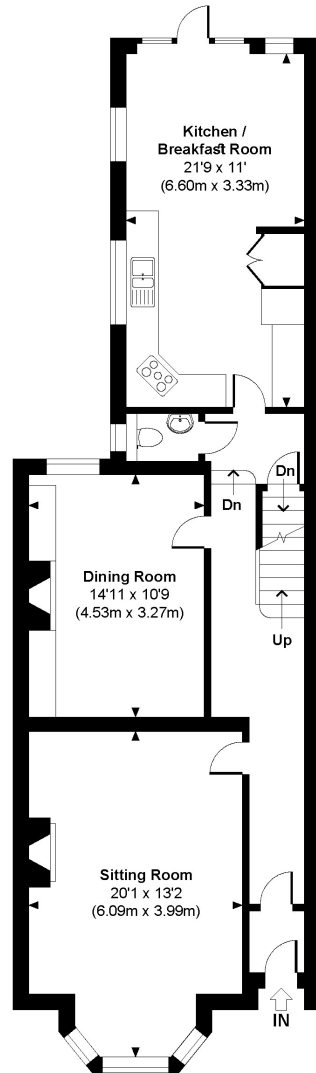


Wilberforce Road

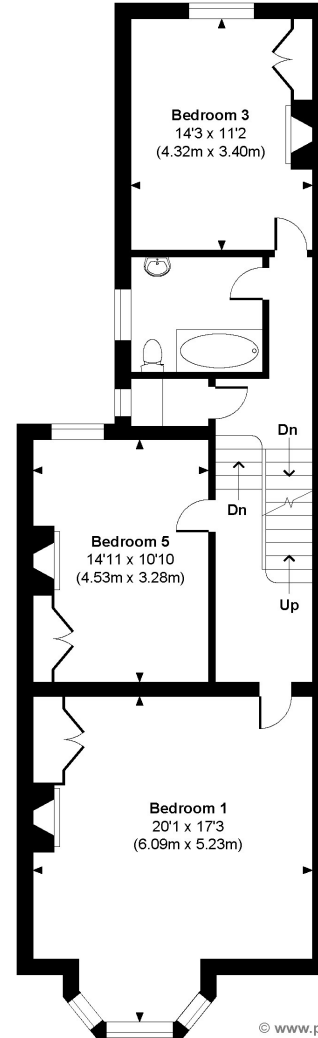
Approximate Gross Internal Area
Total = 2598 Sq Ft / 241.40 Sq M



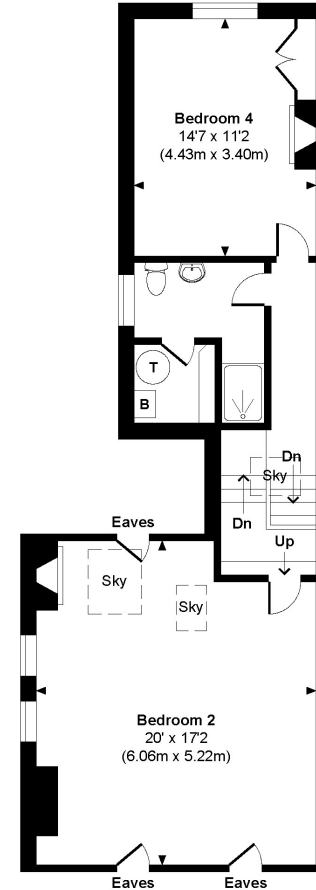
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



© 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.

OUTSIDE: The rear garden is enclosed by brick walls with raised brick patio areas, wooden seating, range of shrubs, evergreens and bushes.

AGENTS NOTES: Council Tax Band D - Portsmouth City Council

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

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in a westerly direction taking the second exit at the roundabout onto Clarence Parade, bear right just after the Queens Hotel onto Eastern Parade then first right into Kent Road, taking the second road on the left hand side into Queens Crescent, then second left into Queens Place, then left again into St Edwards Road taking the second road on the right hand side into Wilberforce Road where No.15 can be found a short distance along on the right hand side.

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	59	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.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.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

