



48 Craneswater Avenue

Southsea | Hampshire | PO4 0PB

FINE & COUNTRY

STEP INSIDE

48 Craneswater Avenue | £1,250,000 Freehold

The area of Craneswater is considered by many to be one of the best locations within the City as it is located in a position that takes advantage of both city and seaside living, it is only a short walk from the Albert Road cosmopolitan dining and entertaining area, the seafront with its beach cafes and views across the Solent as well as the popular Canoe Lake. Also, within a short distance there are further benefits of the International Ferry Port, commutable road and rail links to London, highly regarded private schooling and the popular Gunwharf Quays leisure and retail facilities. The property is set back from the road with gated off-road parking, side pedestrian access leading to an enclosed rear garden. The accommodation is arranged over four primary floors which are split with mezzanine levels at the rear and provides 2289 sq ft of living space with a covered porch, large hallway, sitting room, family / music room, and a 26' kitchen / dining room incorporating a breakfast area and family seating area on the ground floor with a lower utility / cellar / store. On the upper levels are five bedrooms and two bathrooms (one en-suite). Offered with an enclosed rear garden, gas fired central heating, a feature apex window & bi-fold doors in the kitchen extension overlooking the rear garden early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to wooden gates providing vehicular and pedestrian access leading to brick paviour off road parking, wrought iron side pedestrian gate leading to rear garden, lawned front garden enclosed by fencing with bushes and evergreens, wooden built shed, steps leading up to open sided veranda with wooden decking, original front door with leadlight stained glass panels with matching panels to either side and over leading to:

HALLWAY: 14'10" x 9'10" Wood flooring, steps leading down to rear mezzanine, feature balustrade staircase with newel posts rising to first floor with tiled inlays, high skirting boards, high ceiling with rose and coving, picture rail, leadlight stained-glass window to side aspect, radiator, dado rail, doors to primary rooms, understairs door leading to basement/cellar, side pedestrian door.

SITTING ROOM: 19'1" x 14'0" Bay window to front aspect with plantation shutter blinds to lower section with leadlight stained glass panels to upper, ornate ceiling rose, coving and cornicing, picture rail, two radiators, wooden flooring, panelled door with feature architraves, high skirting boards, built-in open shelving to one side of chimney breast, central chimney breast with surround open fireplace, cast iron and tile inlay and tiled hearth.

MUSIC ROOM/ FAMILY ROOM: 17'10" into bay window x 12'11" Feature bay to rear aspect overlooking garden with French doors leading to patio, leadlight frosted windows over, high skirting boards, central chimney breast with cast iron surround open fireplace, tiled inlay and hearth, built-in shelving and cupboards to either side of chimney breast, ornate ceiling rose, coving and cornicing, picture rail, panelled door, two radiators.

KITCHEN INC. DINING AREA: 25'7" x 13'7" maximum, decreasing to 10'10" at narrowest point.

Kitchen area: Twin glazed doors with etched glass leading to hallway, recess for free standing range style cooker with tiled splashback, extractor hood, fan and light over with built-in narrow storage cupboards to either side, tiled surrounds, range of wall and floor units with beech wood block work surface, L shaped return with inset single drainer sink unit with mixer tap, integrated dishwasher with matching door with units to either side leading to dining area, further range of tall storage larder







cupboards with wine cooler, one wall mounted unit over with glazed panelled door, matching work surface, space and cold water supply for American style fridge/freezer, wooden flooring.

Dining area: Feature vaulted ceiling with maximum height 12'10" with feature apex window to rear aspect extending out to sheltered veranda, full width bi-folding doors leading to rear garden, window to side with radiator under, two skylight windows, matching flooring.

LOWER GROUND FLOOR: 9'7" x 9'4" Door from understairs leading to lower ground floor, ceiling height 6'5", free standing Stainless Pro hot water cylinder, Glow-Worm boiler supplying domestic hot water and central heating (newly fitted in October 2023), electric consumer boxes, Saniflo pump system, tiled flooring, plumbing for washing machine, space for tumble dryer, opening leading to large understairs wine store, gas meter, lighting.

FIRST FLOOR: Mezzanine landing to rear with steps up to primary landing.

BATHROOM: 10'10" x 8'8" to front of chimney breast. Built-in storage cupboard with range of shelving, white suite comprising: large panelled bath with telephone style mixer tap and shower attachment, tiled surrounds, double glazed frosted window to rear aspect, extractor fan, decking style laminate flooring, corner shower cubicle with panelled door and drench style hood, pedestal wash hand basin with mixer tap and tiled splashback with mirror over, shaver point, roll top radiator with chrome towel rail over, low level w.c., panelled door.

MEZZANINE LANDING: Staircase rising to upper level, high ceiling, large built-in mirror.

BEDROOM 2: 18'7" into bay window x 12'11" Feature Bay window to rear aspect overlooking garden with leadlight frosted panels to upper section, radiator, ceiling rose and coving, central chimney breast with cast iron surround fireplace with tiles to upper section, built-in wardrobe to one side of chimney breast with drawer under, panelled door.

BEDROOM 1: 19'1" into bay window x 14'0" Feature Bay window to front aspect with leadlight stained-glass panels to upper section and wood panelling under, ceiling rose and coving, picture rail, central chimney breast with cast iron surround fireplace, radiator, panelled door, door leading to:

EN-SUITE SHOWER ROOM: Shower cubicle with tile inlay, drench style hood, extractor fan and light over, pedestal wash hand basin, low level w.c., ceramic tiled splashback, frosted double glazed window to front aspect, roll top radiator with chrome towel rail over, tiled flooring.





SECOND FLOOR: Mezzanine landing to rear, steps leading up to primary landing.

BEDROOM 4: 11'0" x 9'11" Double glazed window to rear aspect, built-in wardrobe, panelled door, radiator.

TOP FLOOR LANDING: Steps leading up to study / bedroom 5.

BEDROOM 3: 13'11" x 11'7" maximum. Slight eaves to upper ceiling restricting headroom, double glazed window to rear aspect, radiator, panelled door.

STUDY / BEDROOM 5: 14'6" maximum x 8'9" maximum. Measurements taken from approximately 3'10" off floor level with eaves to side ceiling, dormer double glazed windows to side aspect, radiator, range of built-in shelving, access via low level door into loft storage space.

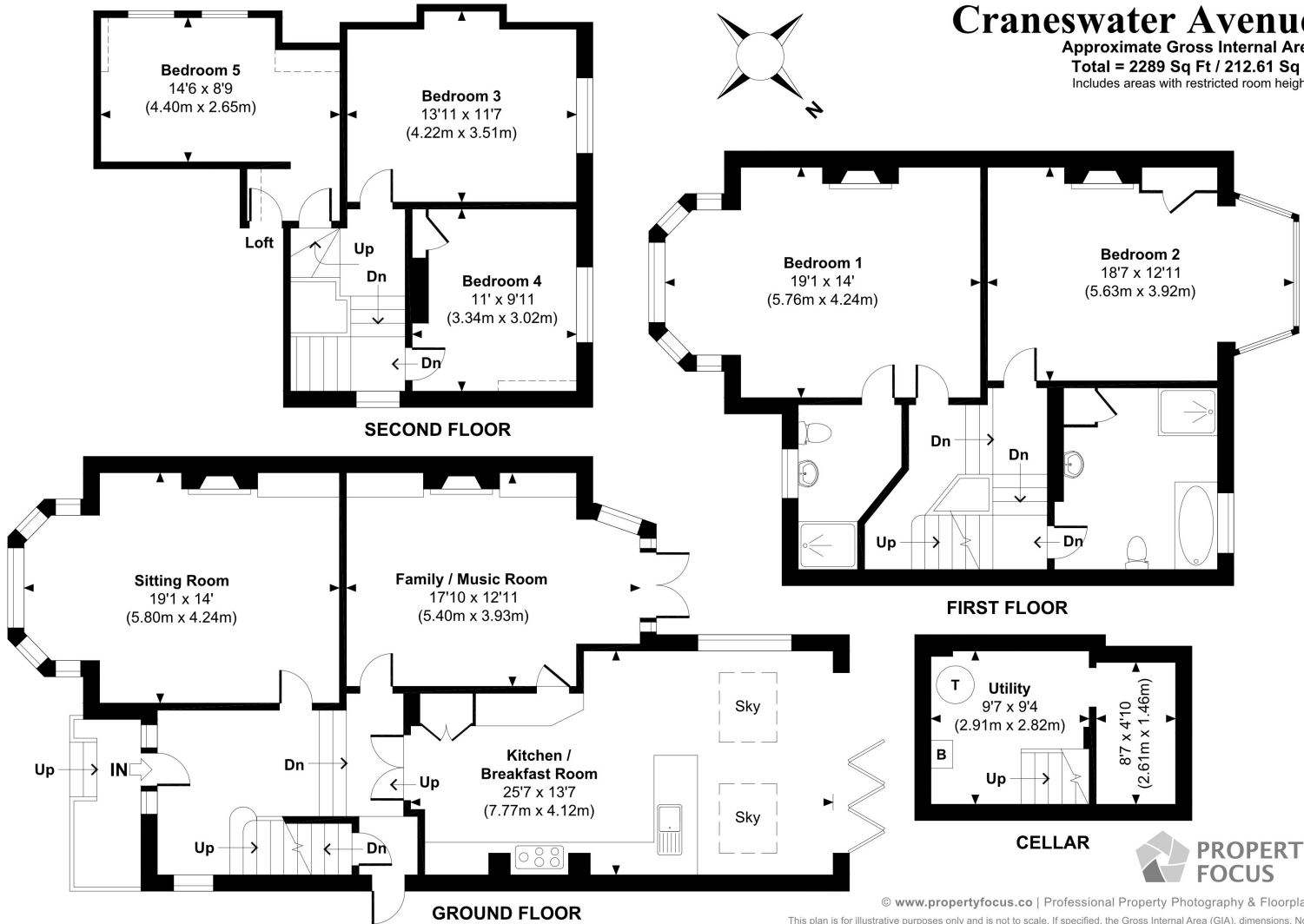
OUTSIDE: Side pedestrian access, cold water tap, power points, the primary garden is enclosed by brick retaining walls with fencing over, external lighting, large, decked area with low level lighting, covered in veranda accessible from the kitchen / family room and dining area, tiled patio accessible from the family/ music room.

TO FIND THE PROPERTY: Travelling along Eastern Road A2030 in a southerly direction bear left at the traffic lights into Milton Road heading towards the seafront, continue into Eastney Road, take the second exit at the roundabout into Cromwell Road, then St. George's Road, bearing right into Eastern Parade passing Canoe Lake on the left hand side, take the first road on the right hand side into Craneswater Avenue where No.48 can be found on the left hand side.



Craneswater Avenue

Approximate Gross Internal Area
Total = 2289 Sq Ft / 212.61 Sq M
 Includes areas with restricted room height.



AGENTS NOTES:

Council Tax Band F - Portsmouth City Council
 Broadband – ASDL/FTTC/FTTP [Fibre Checker](#)
[\(openreach.com\)](#)
 Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#))

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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