



5 Brankesmere Terrace

Queens Crescent | Southsea | Hampshire | PO5 3HT

FINE & COUNTRY



# STEP INSIDE

5 Brankesmere Terrace | Freehold | £1,100,000

Brankesmere Terrace is made up of five bespoke, luxury townhouses which were designed and built by a local architect and construction company. The scheme encompassed both the design and construction of a terrace of five quality townhouses, situated within the Thomas Ellis Owen conservation area of Southsea. Considerate care was given to the building's appearance, which was sympathetic to the surrounding architecture. The crescent fronted terrace sits proudly behind the high retaining wall on the land of the former historic Brankesmere House. The suitably spacious accommodation is arranged over four floors and provides 2318 sq ft of living space, comprising; hallway, sitting room, cloakroom, large kitchen/breakfast room opening to the superb orangery and utility room on the reception level with two bedrooms and an interlinking bathroom on the first floor and two further bedrooms, one with an en-suite shower room and a family bathroom on the second floor with a large loft storage room and fifth bedroom on the top floor.

The properties were built to match the style of Thomas Ellis Owen, a local architect of the mid 1800's, the terrace sits behind a security gateway and provides off road car parking for two cars. The ceilings are high and the house has a light and airy feel, with quality fittings, sliding sash double glazed wooden windows, central heating and floor coverings throughout.

Situated in a private, residential location, known locally as the 'golden triangle', between Mayville School, the High School and Grammar School as well as being within easy access of local shopping amenities, historical waterfront and Southsea Common, offered with no forward chain, early internal viewing of this conservation area located property is strongly recommended in order to

appreciate both the accommodation and location on offer.

**ENTRANCE:** Communal remote control vehicular gateway with pedestrian gate to one side and high retaining wall leading to communal grounds with large trees, shrubs, evergreens and bushes, turning and parking area with allocated spaces for two cars, two separate stores, to the right hand side is a railing divide of neighbouring property with mature hedge and pathway, external power points and meter box, pathway to right hand side of the property leads to a large paved area enclosed by brick retaining wall with wall lights, wooden shed, access to rear garden, rendered and painted entrance, black main front door with chrome furniture leading to:

**HALLWAY:** High quality vinyl flooring, balustrade staircase rising to first floor, radiator with cover over, ceiling coving and spotlights, built-in understairs storage cupboard, alarm panel, door to living room, square opening leading to kitchen.

**SITTING ROOM:** 15'7" x 14'9" Double glazed sash window to front aspect overlooking communal gardens and parking, surround fireplace with living flame pebble electric fire (not tested), recess over with space for T.V., panelled door, radiator with cover over, zoned ceiling spotlights, controls for central heating.

**CLOAKROOM:** Concealed cistern w.c. with shelf and frosted mirror over, radiator with cover over, tiled flooring, wash hand basin with mixer tap, tiled splashback and mirror over, extractor fan, ceiling spotlights.

**OPEN PLAN KITCHEN INC. ORANGERY:** Orangery: 13'4" maximum x 11'10" x 28'5" overall width of adjoining rooms. Feature vaulted ceiling













with Apex roof, twin double glazed wood surround doors to front aspect with matching panels to either side with blind overlooking paved area, ceiling spotlights, matching flooring with underfloor heating, bi-folding doors leading to rear garden, recess with space for T.V.

**KITCHEN Cont'd:** Kitchen: 15'9" x 15'7" Matching flooring with underfloor heating, range of wall and floor units with Corian work surface, inset double bowl sink unit, waste disposal unit and mixer tap, range of drawer units, integrated dishwasher with matching door, twin wood surround doors with double glazed panels overlooking rear garden, under unit lighting, range of pan drawers, inset Neff five ring gas hob with glass splashback, extractor hood, fan and light over and double oven under, integrated fridge with matching door, ceiling spotlights and coving, extractor fan, range of tall units with drawers under, further oven and built-in microwave, space for free standing fridge/freezer with high level storage cupboards over, zoned lighting, door to:

**UTILITY ROOM:** 7'0" x 4'9" Range of wall and floor units, circular sink with mixer tap, tiled splashback, extractor fan, integrated fridge and freezer with matching doors, tiled flooring, panelled door.

**FIRST FLOOR:** Landing, built-in storage cupboard, doors to primary rooms, balustrade staircase rising to top floor, ceiling coving and spotlights.

**BEDROOM 1:** 17'0" maximum, decreasing to 14'9" x 15'7" Square double glazed bay window to front aspect overlooking communal grounds, feature smoked mirrors to one wall with central headboard space, surround wall papered panelling on two walls, radiator with cover over, panelled door, ceiling spotlights and coving, door to:

**JACK & JILL BATHROOM:** Suite comprising: concealed cistern w.c. with shelf over, tiled splashback, wash hand basin with mixer tap, cupboards under with mirror and shaver point over, automated lighting, ceiling spotlights, tiled flooring, chrome heated towel rail, double ended panelled bath with wall mounted mixer tap, extractor fan, shower cubicle with panelled door, door leading to:

**DRESSING ROOM / BEDROOM 4:** 15'8" x 11'10" Inter-linking door to bathroom, radiator, range of open fronted wardrobes with hanging space and shelving over, ceiling spotlights and coving, sash double glazed windows to rear aspect with plantation shutters overlooking garden, shoe shelving, dimmer switch, zoned lighting.







**SECOND FLOOR:** Landing with balustrade staircase rising to top floor, ceiling spotlights, doors to primary rooms.

**FAMILY BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, shower screen, fully ceramic tiled surround, concealed cistern w.c., chrome heated towel rail, tiled flooring, shaver point, wash hand basin with mixer tap, panelled door.

**BEDROOM 3:** 15'8" x 11'10" Wood surround double glazed windows to rear aspect with plantation shutter blinds overlooking garden and towards the spire of St. Jude's Church, ceiling spotlights, radiator, range of built-in bedroom furniture including chest of drawers, floor to ceiling wardrobes with hanging space and shelving, one with mirror fronted door.

**BEDROOM 2:** 15'4" x 14'9" maximum. Wood surround sash double glazed window to front aspect with plantation shutter blinds, radiator, ceiling spotlights, range of built-in bedroom furniture including floor to ceiling built-in wardrobes with central vanity unit, shelving and drawers under, door to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled corner shower cubicle with curved panelled door, chrome heated towel rail, concealed cistern w.c., with shelving and lighting over, vanity unit with wash hand basin and mixer tap with cupboards, mirror and shaver point, automated ceiling spotlights.

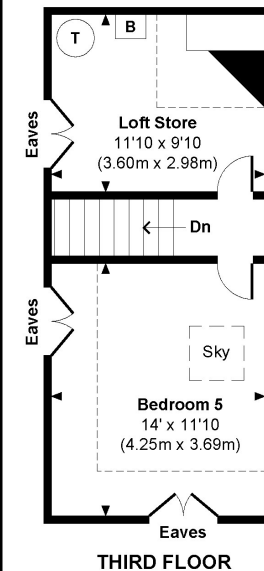
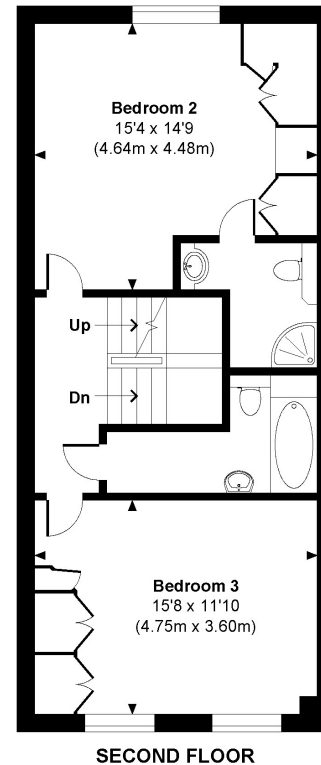
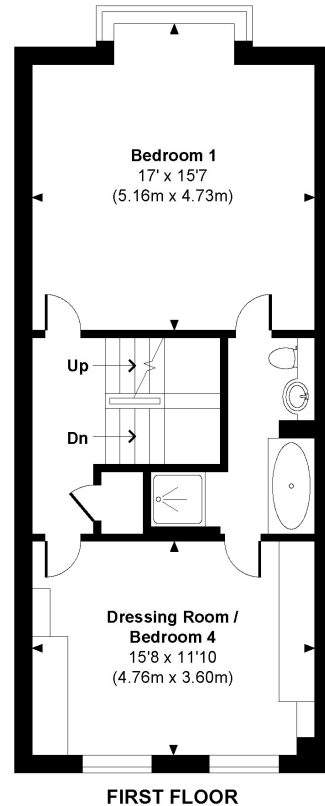
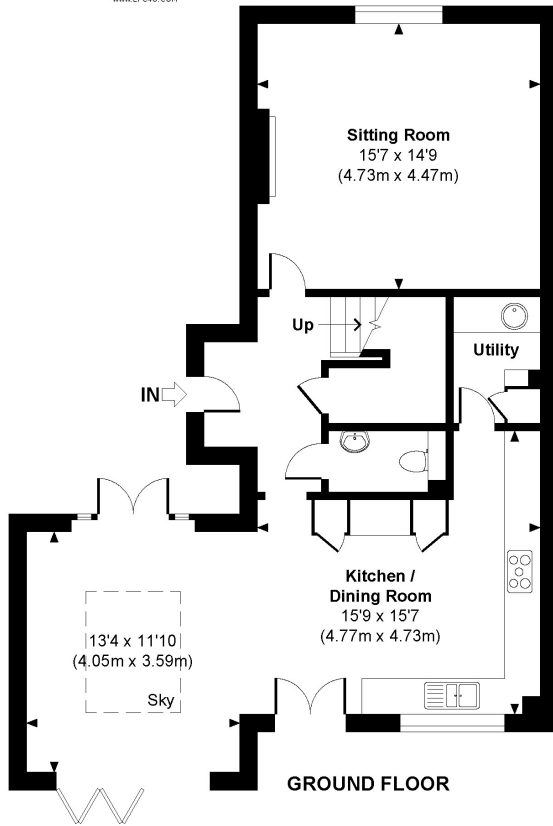




Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	77 <b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
1-20 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

# Brankesmere Terrace

Approximate Gross Internal Area  
**Total = 2318 Sq Ft / 215.33 Sq M**  
 Includes areas with Restricted room height.



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.



**TOP FLOOR:** Landing.

**STOREROOM:** 11'10" x 9'10" measurements taken from approximately 3'4" off floor level with eaves to front and side ceilings, wall mounted boiler supplying domestic hot water and central heating with separate hot water cylinder and pump (not tested), ceiling spotlights, extractor fan, radiator, access to crawl-in extensive eaves storage space.

**BEDROOM 5:** 14'0" x 11'10" measurements taken from approximately 3'4" off floor level with eaves to side and rear ceiling, central ceiling height 6'4", skylight window, access to further extensive eaves storage space, radiator, ceiling spotlights.

**OUTSIDE:** Directly to the rear, accessible from the side and bi-folding doors from the orangery and doors from the kitchen is a low maintenance rear paved garden with shrubs, evergreens and bushes, enclosed by raised rendered and painted walls, false grass area enclosed by brick retaining wall and fence panelling, lighting, cold water tap, power points.

**MAINTENANCE CHARGE:**

Freehold property however, all residents have collectively agreed that £2,121.97 (period 1.4.23 – 31.3.24) is payable as a reserve for external redecoration (frontage) last carried out 2014, maintenance of communal gardens, gates, lawns and entry phone system. There are no communal parts at the rear of the property. Buildings insurance is included.

Brankesmere Terrace Management Ltd is run by the residences committee, they employ a local management company to oversee the ongoing maintenance.



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.





**AGENTS NOTES:** Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

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