



5 Yarborough Road

Southsea | Hampshire | PO5 3DZ

FINE & COUNTRY

STEP INSIDE

5 Yarborough Road | £1,200,000 | Freehold

There is something very appealing about the symmetrical look of the property with the central doorway and double height bay windows to either side. On stepping through the door you are immediately impressed by the original features of the Victorian era, with high ceilings, impressive rooms with large windows, architraves, high skirting boards and fireplaces. This family home is a true example of a grand Victorian Villa which sits in a central conservation area in the heart of Southsea, yet within easy access of local shopping amenities, bus routes, the seafront and Victorian promenade as well as being within the 'Golden Triangle' of schools including Mayville, The High School and Grammar School. The Victorian design is very much based on grandeur with the wide central hallway with substantial rooms off, in order to appeal to the modern family living the 27' kitchen opens to the dining room and there is a 35' sitting room which has a dining area to one end providing natural light from both the east and west aspects, also on the ground floor is a separate study, utility room and cloakroom. The accommodation is spread over two floors to the front and three levels at the rear, there are five bedrooms on the first floor with a family bathroom, separate cloakroom and large en-suite / jack & jill shower room linking to the primary bedroom. On the upper floor are two further bedrooms, a cloakroom and shower room.

Recent improvements include the creation of a family room on the lower ground floor and of course the Victorian cellars and wine store. This superb home has some stripped wooden floors, tiled flooring, some double glazing, gas fired central heating, a walled westerly facing rear garden and benefits from having residents permit parking. Early internal viewing of this 3771 sq ft family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Retaining wall with painted coping stones over with two gates providing pedestrian

access, quarry tiled pathways with crazy paved central forecourt with rose bushes and shrubs, enclosed by walls on either side, large main front door with brass furniture with glazed panels over leading to:

FOYER: Quarry tiled flooring, high ceiling, leadlight stained-glass windows and central door leading to hallway, anaglypta wallpaper to lower section, cloaks hanging area.

HALLWAY: Stripped and stained floorboards, high ceiling with ceiling rose and coving, picture rail, balustrade easy rise staircase rising to first floor, double radiator, steps to lower mezzanine to rear with radiator, doors to primary rooms, door providing access to basement, power points, high skirting boards and architraves.

STUDY: 19'0" x 13'8" Sash bay window to front aspect with plantation shutter blinds to lower section and panelling under, high skirting boards and architraves, central chimney breast with surround fireplace with marble hearth, radiator, panelled door, built-in storage cupboard with shelving to one side of chimney breast with further range of book shelving to one wall, power points.

SITTING ROOM / DINING ROOM: 35'2" x 13'8" Sitting area: bay window to front aspect with sash style windows and plantation shutter blinds to lower section and wood panelling under, high skirting boards, high ceiling with coving, picture rail, central chimney breast with feature marble surround arched fireplace with tiled hearth and exposed brick inlay, shelving and cupboard to one side, door to hallway, radiator, power points, opening with feature drop down (guillotine) panelled door (not used).

Dining area: Matching ceiling coving, high ceilings, high skirting boards, double radiator, twin glazed French doors leading to rear garden, power points, panelled door, picture rail, mezzanine level to rear.







UTILITY ROOM: 11'0" x 6'4" L shaped. Door to separate cloakroom, glazed panelled door with windows overlooking rear garden, sink unit with shelving to one side, range of further shelving, power points.

CLOAKROOM: Low level w.c., wooden flooring, wash hand basin with mixer tap.

OPEN PLAN KITCHEN / BREAKFAST ROOM: 27'5" x 13'8"
Breakfast room; gloss tiled flooring, radiator, ceiling spotlights, arched opening leading to kitchen and doorway leading to hallway, bi-folding doors to rear aspect leading to rear garden, built-in storage cupboard, peninsular style divide with wood block work surface leading to **Kitchen;** Comprehensive range of matching wall and floor units with soft close mechanism and wood block work surface, inset single drainer enamel sink unit with mixer tap and cupboard under, plumbing for dishwasher and washing machine, windows to side aspect, ceramic tiled surrounds, power points, one wall mounted unit housing boiler supplying domestic hot water and central heating (not tested), inset Bosch four ring hob with extractor hood, fan and light over and pan drawers under, further range of drawers, chrome fronted power points, eye-level Neff double oven and grill with storage cupboard under and microwave over, tall larder style storage cupboards with range of shelving, ceiling spotlights, matching gloss tiled flooring, integrated wine cooler with cupboards to one side and breakfast bar to the other, space for tall fridge/freezer.

FIRST FLOOR: Mezzanine landing to rear with staircase to primary landing, doors to primary rooms, airing cupboard with hot water cylinder (not tested) and pump system with range of shelving, window to side aspect.

BEDROOM 4: 13'7" x 12'9" Windows to side aspect with plantation shutter blinds, range of built-in shelving to one side of chimney breast, picture rail, radiator, panelled door, power points.

BEDROOM 5: 12'11" x 9'4" Bay window to rear aspect overlooking garden, wash hand basin with tiled splashback, radiator, panelled door, power points.

BATHROOM: White suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled surrounds, frosted sash window to rear aspect, recess with shower cubicle and sliding doors, window to rear aspect, chrome heated towel rail, ceiling spotlights.

CLOAKROOM: Low level w.c., window to rear aspect.

PRIMARY LANDING: Staircase rising to upper level, high skirting boards and architraves, doors to primary rooms.





BEDROOM 1: 18'6" into bay window x 13'7" Bay window to front aspect with sash windows and panelling under, high skirting boards, high ceiling with coving, double radiator, power points, arched opening leading to:

LARGE SHOWER ROOM: Corner shower cubicle with panelled door, chrome heated towel rail, low level w.c., pedestal wash hand basin, ceramic tiled on two walls to half wall level, sash window to front aspect with plantation shutter blinds, radiator, stripped and stained floorboards, ceiling coving and spotlights, panelled door leading to landing.

BEDROOM 2: 19'0" x 13'7" Central chimney breast with marble surround fireplace, high ceiling with picture rail, ceiling coving, sash window to front aspect with radiator under, power points, panelled door.

BEDROOM 3: 15'4" x 14'8" Twin double glazed sash windows to rear aspect, double radiator, high ceiling with coving, central chimney breast with marble surround fireplace and cast-iron inlay, panelled door, power points.

TOP FLOOR: Mezzanine landing to rear with balustrade, door leading to inner hallway.

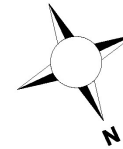
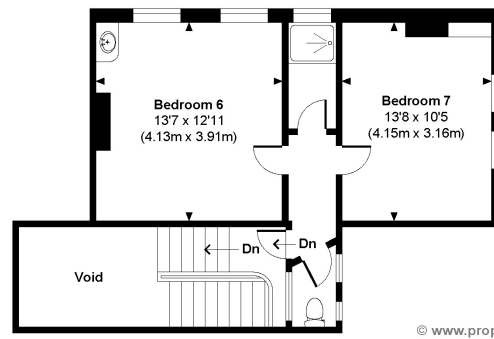
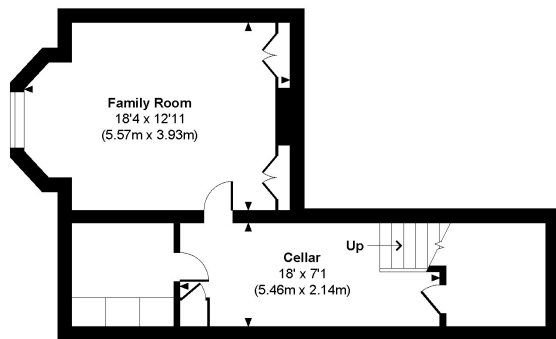
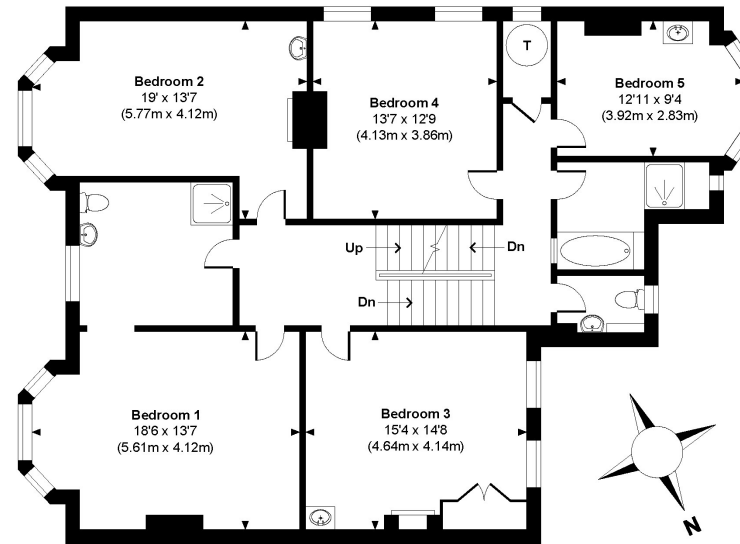
CLOAKROOM: Low level w.c., window to rear aspect.

BEDROOM 6: 13'7" x 12'11" Twin sash windows to side aspect, wash hand basin with tiled splashback, access to loft storage space, radiator, panelled door, power points.



Yarborough Road

Approximate Gross Internal Area
Total = 3771 Sq Ft / 350.34 Sq M



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BEDROOM 7: 13'8" x 10'5" Twin sash windows to rear aspect, radiator, panelled door, power points.

SHOWER ROOM: Shower cubicle with rail and curtain, window to side aspect.

LOWER GROUND FLOOR:

CELLAR: 18'0" x 7'1" Access to underfloor storage space, high level cupboards housing electric consumer box, further cupboard housing gas meter, understairs storage cupboard with range of shelving.

WINE CELLAR: Stone shelving with brick pillars, lighting.

FAMILY ROOM: 18'4" x 12'11" Double glazed window to front aspect, tall contemporary style roll top radiator, wood laminate flooring, range of built-in cupboards to one wall with T bar handles, ceiling spotlights, power points.

OUTSIDE: To the rear is a southerly facing garden enclosed by brick retaining walls on all sides, large patio area accessible from the utility room and dining room with shutter doors, raised flower beds, central lawned area with pathway to either side, further large patio area for al-fresco dining, shrubs, evergreens and bushes, wooden built garden shed, to the left hand side of the property is a gated entrance leading to covered storage area with polycarbonate roof and tiled flooring.

AGENTS NOTES: Council Tax Band F - Portsmouth City Council

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

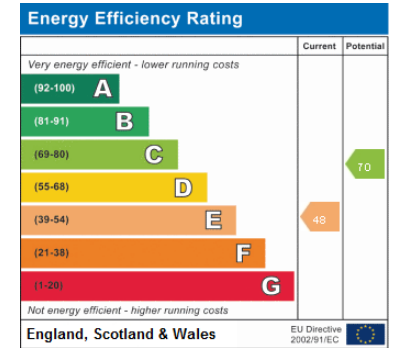
Flood Risk – Refer to - [GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)



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TO FIND THE PROPERTY: From Clarence Pier continue along Pier Road in a northerly direction at the second roundabout take the third exit into Kings Road, take the fourth road on the right-hand side into Yarborough Road where No.5 can be found on the right-hand side before reaching St. Edwards Road.



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