



Trafalgar House

6c Nelson Road | Southsea | Hampshire | PO5 2AR

FINE & COUNTRY

STEP INSIDE

Trafalgar House | £965,000 | Freehold

This property represents an opportunity to purchase an interesting and deceptively spacious family home in the centre of one of the oldest conservation areas and sectors of Southsea. It represents the primary third of a substantial Victorian villa which was converted in approximately 2001 and is concealed behind high rendered walls and a remote-control gateway, which leads to an area of off-road car parking for 2 cars. It provides a secure yet peaceful seclusion within the heart of the city and is yet within only a few minutes' walk of the vibrant shopping district of Palmerston and Marmion Roads, the historic waterfront and highly regarded schools including Portsmouth Grammar, Mayville and the High School. The primary rooms have high ceilings, newly fitted carpets throughout, large windows and a light and airy feel with the drawing room having a feature fireplace to one end. The lower ground floor has a 19ft Poggenpohl fitted kitchen / dining room, cloakroom and utility areas, on the reception level is an impressive hallway, cloakroom and living room with the three bedrooms and a feature bathroom on the first floor, the master bedroom with en-suite wet room and separate dressing room are on the top floor. The location can only be described as 'backwater' as it sits quaintly behind a high wall, street fronting and with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: High brick painted and rendered wall with remote control sliding double wooden gates, leading to brick paviour hardstanding area with off road parking for two cars, fence panelling to the left hand side with mature shrubs, evergreens and bushes and bin store, rendered and painted wall to the right hand side, spiral staircase with wrought iron railings leading down to kitchen, external cold water tap, tiled steps leading up to twin doored entrance, leading to:

PORCH: Quarry tiled flooring, cloaks hanging area, high level leadlight stained glass panel, twin wooden doors leading to:

HALLWAY: 26'4" x 7'8" Primary area. L shaped, the reception area has wooden flooring and coir matted area, contemporary tall chrome radiator, high ceiling with coving, high skirting boards, power points, double doored shoe cupboard with shelf over, control for heating. The primary hallway has an oak balustrade staircase rising to all floors, high ceiling with spotlights tall contemporary style chrome radiator, chrome fronted power points.

DRAWING ROOM: 19'10" x 17'0" increasing to 20'10" into bay window. Sash style wood double glazed windows to front aspect with blinds overlooking driveway and garden, high skirting boards, high ceiling measuring approximately 10' in height, feature central ceiling rose, ceiling coving, picture rail, twin chrome contemporary style radiators, power points, wall lights, granite surround fireplace with arched stainless steel grate and slate hearth, chrome fronted power points, panelled door with chrome fingerplate.

SEPARATE CLOAKROOM: Fully ceramic tiled to floor and walls, wash hand basin with cupboards under and Villeroy & Boch w.c. with wall mounted flush, extractor fan, ceiling spotlights, Dyson Airblade hand dryer, chrome spring style heated towel rail.

FIRST FLOOR: Landing with high ceiling, ceiling spotlights and coving, oak balustrade staircase rising to first floor, twin balustrades with central steps leading to bedroom and bathroom, tall contemporary chrome radiator.

BEDROOM 2: 17'1" x 9'9" Double glazed wood sash window to front aspect, chrome fronted power points, tubular chrome contemporary radiator, ceiling spotlights and coving, panelled door, chrome fingerplate.







BEDROOM 3: 13'8" x 9'8" Sash style double glazed window to front aspect, tubular chrome contemporary radiator, chrome fronted power points, ceiling spotlights and coving, panelled door.

BEDROOM 4: 14'0" x 5'4" Sash style wood framed double glazed windows to front aspect, chrome fronted power points, ceiling spotlights and coving, panelled door.

FAMILY BATHROOM: 9'0" x 7'6" Fully ceramic tiled to floor and walls, corner shower cubicle with curved shower door, jet stream system with Pharo jet stream touch panels with canopy style hood, ceiling spotlights, extractor fan, Villeroy & Boch w.c. with wall mounted flush, Svedbergs circular wash hand basin on a granite plinth with curved drawers under, mirror and lighting over, shaver point, chrome heated towel rail, double ended panelled Jacuzzi style bath recessed to wall with light panel.

TOP FLOOR: Landing with balustrade, high ceiling, remote control sky light window.

MASTER BEDROOM SUITE: 19'6" x 17'1" Central ceiling height 10', slight eaves to ceiling, feature arched window to front aspect with sliding wood framed sash windows, contemporary style chrome radiator, chrome fronted power points, telephone point, access to loft space, zoned lighting, control for heating.

WET ROOM STYLE SHOWER ROOM: Large shower cubicle with glazed screen and glass door, canopy hood over with jet stream system and separate attached, central drainer with glazed panel, double glazed frosted window to front, Villeroy & Boch w.c. with wall mounted flush and separate wash control, contemporary style chrome heated towel rail, twin wash hand basins with mixer taps, drawers under with mirrors over, second heated towel rail, underfloor heating, low level blue spotlights under sink and on floor.

WALK-IN WARDROBE: 8'3" x 6'2" Range of built-in bedroom furniture including hanging space, shelving and open hanging rails, twin glazed doors.

LOWER GROUND FLOOR:

HALLWAY: Tiled flooring, power points, understairs storage cupboard, range of built-in storage cupboards to one wall with T bar handles with range of pull out drawers, shelving, one incorporating fridge / freezer, tall larder style units, twin Gaggenau tall wine coolers, door to utility room, twin glazed doors leading to kitchen.

SEPARATE CLOAKROOM: Fully ceramic tiled to floor and walls, Villeroy & Boch w.c. with wall mounted flush, wash hand basin with cupboard under, mirror, ceiling spotlights, Dyson Airblade hand dryer.





UTILITY ROOM: 7'10" x 6'7" to front of built-in storage cupboards. Range of built-in storage cupboards with shelving, Corian work surface with Miele washing machine and matching dryer, inset sink unit with mixer tap and cupboard under, under unit lighting, glass splashback, ceiling spotlights, power points, utility cupboard, electric consumer box.

KITCHEN / BREAKFAST ROOM: 19'1" x 16'4" measurements do not include recessed area with access to boiler cupboard and twin doors leading to courtyard and further large cloaks hanging cupboard.

Breakfast area: tiled flooring with under floor heating, power points, zoned ceiling spotlights, twin glazed doors leading to hallway.

Kitchen area: central island with under unit storage cupboards, dishwasher, inset stainless steel sinks with hot and cold tap and separate spiral style tap, two pop-up power points, red glass splashback with black fronted power points, range of Poggenpohl soft close drawers under incorporating variety of utility trays and storage, high level over unit lighting and storage cupboards with extractor fan, inset Gaggenau five ring induction hob, corner shutter storage cupboard with power points and shelving, pull out larder style storage cupboard, eye-level 'Miele' steam oven, grill and further oven, storage cupboards over with pull out shelving, integrated Gaggenau double fridge with freezer and cold water dispenser.

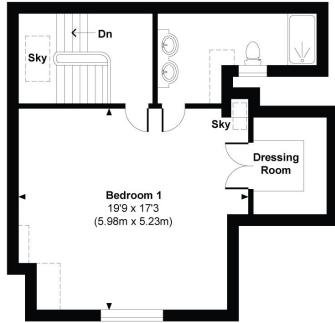


Trafalgar House

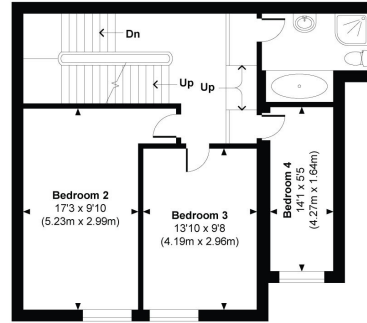
Approximate Gross Internal Area
Total = 2461 Sq Ft / 228.60 Sq M
 (Includes areas with restricted height less than 1.5m)



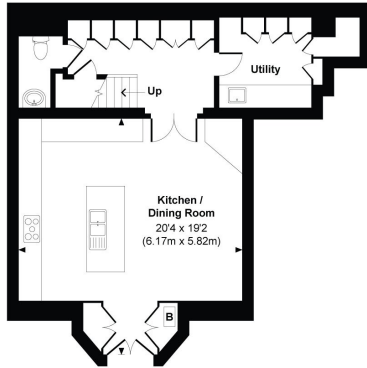
SECOND FLOOR



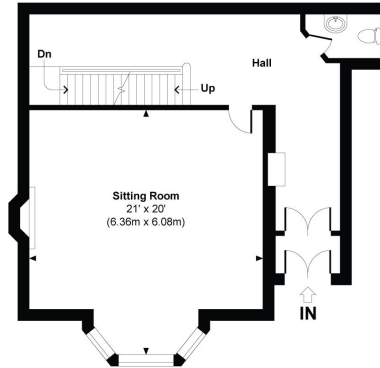
FIRST FLOOR



LOWER GROUND FLOOR



UPPER GROUND FLOOR



Indicates restricted room height less than 1.5m.

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OUTSIDE: To the front are wooden gates, brick rendered and painted wall leading to brick paved car parking with off road car parking for approximately two cars, bin storage area, seating area, steps leading up to main front door, spiral staircase leading down to courtyard. Enclosed courtyard with paving and twin doors to kitchen.

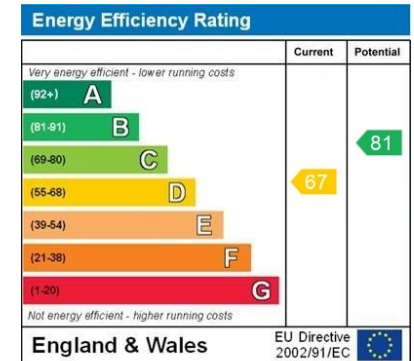
TO FIND THE PROPERTY: From the Palmerston Road shopping area, proceed into Grove Road South, take the second road on the right hand side into Nelson Road where Trafalgar House, No. 6c can be found on the right hand side after Ormsby Road.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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

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



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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.



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