



Sussex Cottage | 44 St Edwards Road

Southsea | Hampshire | PO5 3DJ

FINE & COUNTRY

STEP INSIDE

Sussex Cottage | £1,350,000 | Freehold

Sussex Cottage has a symmetrical frontage with an extension to the side which forms a large open plan kitchen / orangery, sitting back from the road with off road parking, which in itself is quite unique in the area, to the rear is an enclosed garden with large patio and accessible from Garden Lane is a garage with a home office situated above. Located in one of Southsea's oldest conservation areas where the Victorian / Edwardian villas sit next to each other, the cottage stands out from the rest and is believed to date back to the mid-Victorian period, in what's known locally as 'Owens Southsea'; an area where Thomas Ellis Owen had influence in the building and design of the mid 1800's. This outstanding villa provides 2515 sq ft of living space arranged over two floors and comprises: hallway, 23' living room, family room, sitting room, cloakroom and 26' open plan kitchen with orangery to one end on the ground floor with four bedrooms, a large en-suite bathroom and separate family bathroom on the first floor. Being within easy reach of local shopping amenities, the Victorian waterfront, highly regarded schools, restaurants and pubs, early internal viewing of this impressive family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to brick paviour parking for two cars, electric charging port, pillared entrance with brick paviour driveway with twin pillared entrance leading to pedestrian gateway, brick retaining wall and hedge with fencing, bin area and door to side, main front door with arched glazed panel over depicting house name leading to:

HALLWAY: High quality vinyl tiled flooring, ceiling coving, feature archway, double radiator, dado rail, panelled doors to primary rooms, feature architraves, balustrade staircase rising to first floor with understairs storage cupboard with steps leading to cellar/basement.

FAMILY ROOM: 11'5" x 11'5" Sash window to front aspect with blinds and radiator under, picture rail high ceiling with central rose and coving, central chimney breast with arches to either side, wood surround fireplace with cast iron inlay and tiles.

LIVING ROOM: 23'3" x 11'5" Sash window to front aspect with blinds and radiator under, central ceiling rose and coving, central chimney breast with slate surround fireplace with tiled hearth and log burner (recently swept), feature arches, glazed panelled dresser with inset spotlights, glass shelving and cupboard under, two radiators, twin double glazed doors with blinds leading to rear garden.

OUTER LOBBY: Quarry tiled flooring, double glazed window to side aspect with blind, double glazed door with frosted glazed panel leading to rear garden, cloaks hanging area.

CLOAKROOM: Concealed cistern w.c., wall mounted boiler supplying domestic hot water and central heating (not tested), quarry tiled flooring, wall mounted wash hand basin with tiled splashback.

SITTING ROOM: 11'6" x 11'5" Sash window to rear aspect, high quality vinyl tiled flooring, built-in book shelf and dresser style storage cupboard with drawers, glass shelving and inset spotlights, radiator, ceiling coving, opening leading to:







OPEN PLAN KITCHEN / ORANGERY: 26'1" x 16'3"

Arranged as two separate areas. Kitchen: central island with acrylic work surface, five ring gas hob and pan drawers under, ceiling coving and spotlights, access to breakfast area, comprehensive range of grey fronted tall units incorporating appliance including fridge and freezer, eye-level Neff double ovens with warming drawers under, storage cupboards over and under, corner larder style unit with range of shelving and automated lighting, inset sink with mixer tap and hot tap, sash windows to front aspect overlooking driveway, integrated bin drawer and dishwasher with matching doors, tiled flooring with underfloor heating, zoned ceiling spotlights and coving, wiring for surround sound speakers, wall up-lighters.

Orangery: feature lantern light roof with remote control shutters, tiled flooring with underfloor heating, recessed panel to wall with space and wiring for wall mounted T.V., ceiling spotlights, double glazed bi-folding doors with integral blinds leading to rear garden.

FIRST FLOOR:Landing with double glazed leadlight stained windows to rear aspect overlooking garden, balustrade and staircase rising to primary landing.

PRIMARY LANDING: Ceiling coving, access to loft space, doors to primary rooms.

BEDROOM 4: 10'4" to front of chimney breast x 8'9" Double glazed window to rear aspect overlooking garden, panelled door, central chimney breast with surround fireplace and cast iron grate, built-in storage cupboard to one side.

BEDROOM 2: 14'5" x 11'8" Sash window to front aspect looking along Yarborough Road, radiator, stripped and stained floorboards, central chimney breast with wood surround fireplace and cast iron grate inlay, built-in double doored wardrobe to one side, panelled door, picture rail.

FAMILY BATHROOM: White suite comprising: panelled bath with telephone style mixer tap and shower attachment, shower screen, ceramci tiled surrounds, stripped and stained floorboards, pedestal wash hand basin with tiled splashback, low level w.c., chrome heated towel rail, sash window to front aspect with blind, panelled door.

BEDROOM 3: 11'4" x 7'10" measurements do not include recessed area for door opening, Sash window to front aspect looking along Yarborough Road with radiator under, panelled door, central chimney breast with surround fireplace and grate, built-in storage cupboard to one side, ceiling coving, picture rial.





PRIMARY BEDROOM SUITE: Landing with door to en-suite bathroom, steps leading down to:

BEDROOM 1: 14'0" x 13'5" Sash windows to front aspect with radiators under, vaulted ceiling with spotlights, twin double glazed doors to rear aspect with Juliette balcony overlooking Orangery, dimmer switches.

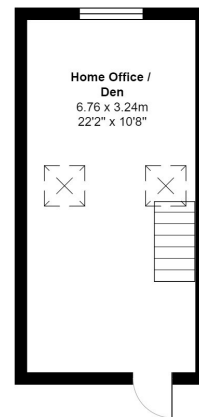
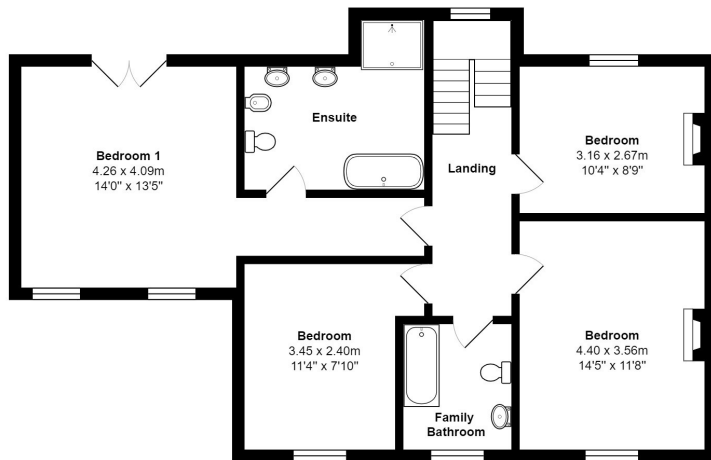
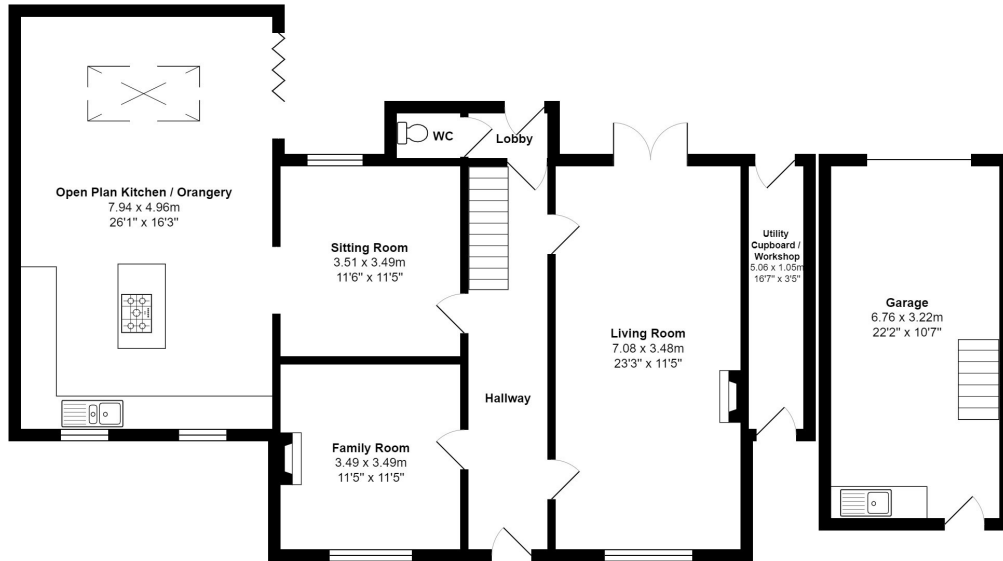
EN-SUITE BATHROOM: White suite comprising: corner bath with shower attachment, chrome heated towel rail, concealed cistern w.c., bidet, twin sinks with mixer taps and cupboards under, large mirror over, skylight window, extractor fan, recessed shower wet room area with wall mounted controls and drench style hood, floor drain away, tiled flooring.

OUTSIDE: Directly to the rear of the Orangery is a raised terrace area with flagstone slate tiles, plumbing for water and gas for BBQ, steps rising up to living room and door to outer lobby, step down to false grass lawn with wide paved pathway leading to rear garden, the garden is enclosed with a brick wall on one side with fencing to the other.

DETACHED GARAGE / HOME OFFICE:

GARAGE: 22'2" x 10'8" Remote control up and over door with access from Garden Lane behind, controls for solar panels, work surface with sink unit, mixer tap and cupboards under, two wall units, double glazed window to rear aspect with blinds overlooking garden, double glazed door, staircase rising to first floor.





Total Area: 233.7 m² ... 2515 ft²
 All measurements are approximate and for display purposes only

HOME OFFICE / DEN: 22'2" x 10'7" measurements taken from approximately 3'6" off floor level with eaves to side ceilings, full height window to rear aspect with blind overlooking garden, two skylight windows, exposed beams with pitched roof, to one end is a circular double glazed window overlooking Garden Lane, range of workstations, storage heater.

UTILITY CUPBOARD / WORKSHOP: 16'9" x 5'0" Polycarbonate glazed roof, range of shelving to one wall, twin doors leading to rear garden, washing machine point, power points.

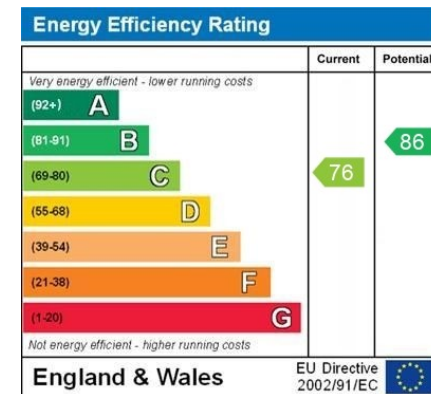
TO FIND THE PROPERTY: From Clarence Pier continue along Pier Road in a northerly direction, at the second roundabout take the third exit into Kings Road, take the fourth road on the right hand side into Yarborough Road, continue to the southern end, bearing left into St Edwards Road, where Sussex Cottage can be found directly in front looking back along Yarborough Road.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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

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))



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.



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