



Silwood Villa

3 Netley Road | Southsea | Hampshire | PO5 3NB

FINE & COUNTRY

# STEP INSIDE

## Silwood Villa | £750,000 Freehold

Silwood Villa is an imposing four storey Victorian villa which is situated in a popular conservation area of Southsea yet within easy access of local shopping amenities, bus routes, restaurants, public houses, Southsea Common and the Victorian waterfront. The property provides 2406 sq ft of living space with a self-contained two-bedroom apartment on the lower ground floor. On the reception level is a sitting room, dining room, kitchen and cloakroom with four bedrooms a family bathroom and shower room arranged over the upper two floors, having a courtyard rear garden and versatile living space, this home is ideally suited for those with teenagers, somebody working from home or housing an elderly relative. The self-contained flat has its own front door, two bedrooms, sitting room, kitchen, bathroom, gas fired central heating and double glazing. Being located in a vibrant part of the city it also benefits from good commutable rail links via Portsmouth and Southsea train station with its links to London Waterloo and Victoria, Palmerston Road amenities, the prestigious retail outlets in Gunwharf Quays are within easy reach as are highly regarded private schools including The High School, The Grammar School and Mayville. Early internal viewing of this impressive villa is strongly recommended in order to appreciate the accommodation and location on offer.

**ENTRANCE:** Rendered and painted retaining wall with matching pillar and pedestrian gateway with soldier railings leading to deep forecourt and front garden, matching handrail leading to main front door, rendered and painted pillar with ball over, curved pathway and steps leading down to lower ground floor flat, shingle borders with shrubs and bushes, covered porch with high level box housing gas meter, main front door with frosted glazed panels leading to:

**HALLWAY:** High ceiling with archway and coving, balustrade staircase rising to first floor with understairs storage cupboard, radiator, doors to primary rooms, door to inner hallway.

**SITTING ROOM:** 16'10" into bay window x 12'9" Sash Bay window to front aspect with plantation blinds, high skirting boards, high ceiling with coving, picture rail, panelled door, central chimney breast with slate surrounds and log burner (not tested), built-in cupboards and shelving to either side.

**DINING ROOM:** 15'0" x 10'6" High ceilings with ceiling with coving, picture rail, large twin double glazed raised French doors to rear aspect with floating screen panel, high skirting boards, radiator, central chimney breast with wood surround fireplace and cast iron inlay.

**INNER HALLWAY:** Double glazed door leading to steps to lower ground floor and garden.

**CLOAKROOM:** Low level w.c., vanity unit with oval wash hand basin and cupboards under, tiled splashback, extractor fan, ceiling spotlights.

**KITCHEN:** 13'4" x 7'11" Double glazed window to side aspect, range of white fronted wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboards under, space for dishwasher, space and plumbing for washing machine, radiator, black and white checked vinyl tile effect flooring, space for free standing fridge/freezer, space for free standing Range style cooker with gas and electric hobs, ovens under and Leisure extractor hood, fan and light over, wall mounted boiler supplying domestic hot water and central heating (for house only - not tested), tiled surrounds.







**FIRST FLOOR:** Mezzanine landing to rear, stairs leading up to primary landing.

**SHOWER ROOM:** Fully ceramic tiled corner shower unit with Mira shower, wash hand basin with mixer tap and cupboards under, double glazed frosted window to rear aspect, extractor fan, ceiling spotlights, low level w.c., panelled door.

**PRIMARY LANDING:** Radiator, staircase rising to upper floors, doors to primary rooms.

**BEDROOM 4:** 10'9" x 10'7" Double glazed window to rear aspect, radiator, high level borrowed light window to bathroom, panelled door.

**BATHROOM:** White suite comprising: panelled bath with wooden panel, chrome telephone style mixer tap and shower attachment, tiled surrounds and shelf over, recessed area with glazed shelf, extractor fan and spotlights, high level borrowed light window to bedroom, pedestal wash hand basin, low level w.c., vinyl flooring, radiator, panelled door.

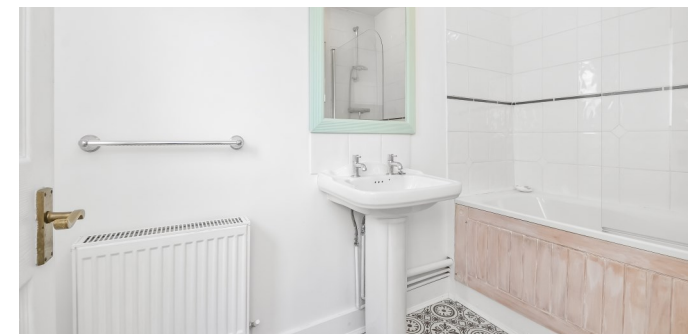
**BEDROOM 1:** 16'5" x 15'0" Sash windows to front aspect with plantation blinds, panelled door, radiator with shelf over, central chimney breast with granite surround fireplace with tile and cast-iron inlay, high skirting boards.

**TOP FLOOR:** Mezzanine landing to rear, double glazed window to rear aspect, steps up to primary second floor landing, skylight window, access to loft space.

**BEDROOM 3:** 15'2" x 10'8" Twin double glazed windows to rear aspect with blinds, built-in shelving to one side of chimney breast, radiator, panelled door.

**BEDROOM 2:** 16'9" x 15'1" Sash window to front aspect with blinds, panelled door, built-in shelving to either side of chimney breast.

**OUTSIDE:** To the front is a curved pathway with shingle borders and steps leading down to lower ground floor. To the rear, accessible from the inner hallway is a doorway leading to decked area with wooden balustrade staircase leading down to a rear paved low maintenance garden with high fence panelling on one side, seating area, cold water tap, steps leading to:





**SELF-CONTAINED GARDEN FLAT:** From the front forecourt is a double-glazed door leading directly into:

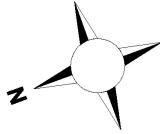
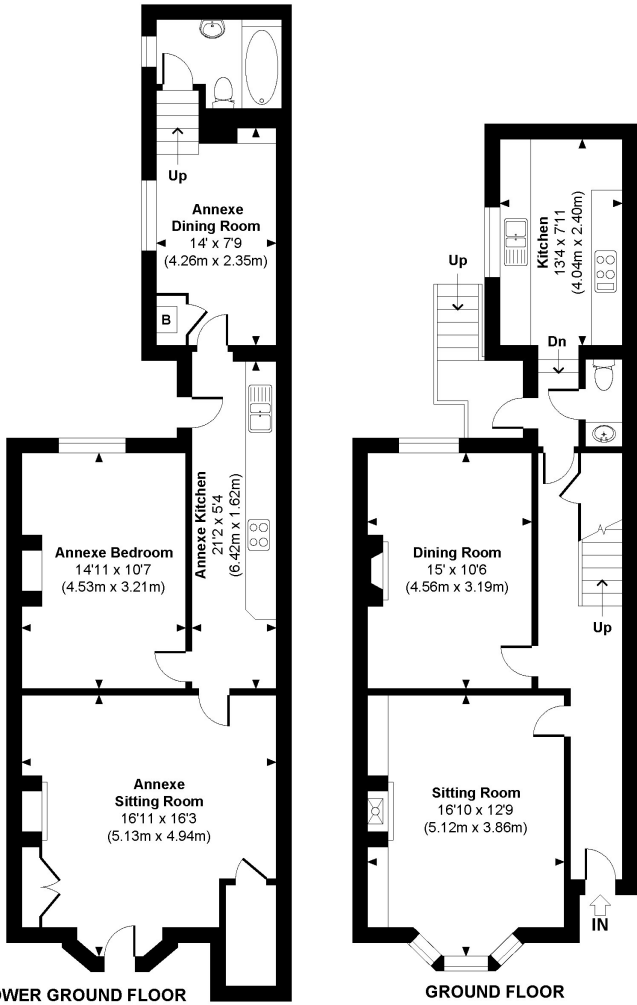
**SITTING ROOM:** 16'11" into bay window x 16'3" Central chimney breast with wood surround fireplace, inset shelving and built-in cupboard to one side housing electric meter, ceiling spotlights, radiator, large built-in understairs cupboard housing gas meter, door to:

**KITCHEN:** 21'2" x 5'4" Ceiling spotlights, double glazed door leading to rear garden, doors to primary rooms, tiled flooring, range of white fronted wall and floor units with roll top work surface, inset four ring gas hob with oven under, range of drawer units, space for free standing fridge/freezer, plumbing for washing machine, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, radiator, door to:

**BEDROOM 1:** 14'11" x 10'7" Double glazed window to rear aspect overlooking garden, radiator, panelled door, ceiling spotlights.

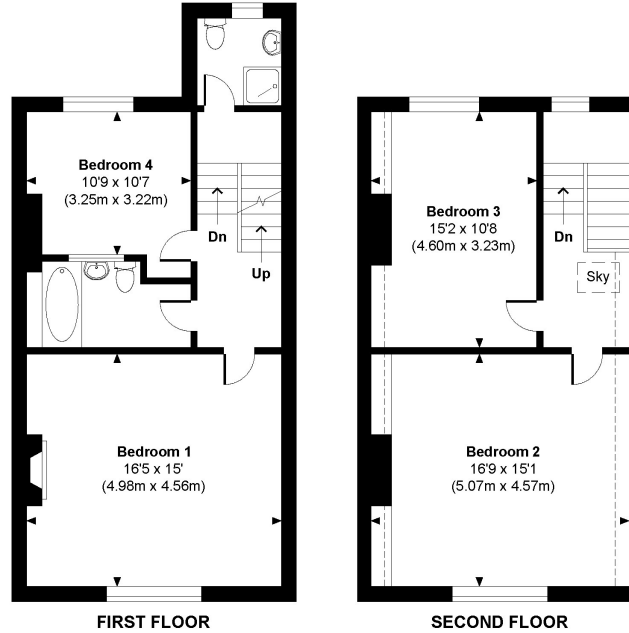
**BEDROOM 2 / DINING ROOM:** 14'0" x 7'9" Double glazed window to side aspect overlooking garden with radiator under, central chimney breast with built-in shelving to one side, built-in cupboard housing boiler supplying domestic hot water and central heating (for flat only - not tested), panelled door, extractor fan, steps leading up to:





# Silwood Villa

Approximate Gross Internal Area  
 Main House = 1682 Sq Ft / 156.30 Sq M  
 Annexe = 724 Sq Ft / 67.23 Sq M  
 Total = 2406 Sq Ft / 223.53 Sq M  
 Includes areas with Restricted room height.



**BATHROOM:** White suite comprising: panelled bath with wooden panel, separate shower over and screen, tiled surrounds, low level w.c., with mirror fronted medicine cabinet over, ceiling spotlights, pedestal wash hand basin with tiled splashback, radiator, vinyl flooring, double glazed frosted window to side aspect, extractor fan.

**TO FIND THE PROPERTY:** From St. Jude's Church in Kent Road travel in a westerly direction bear left into Portland Road on reaching the southern end bear right into Osborne Road, take the first road on the left-hand side into Netley Road continuing past Netley Terrace, bear right where Silwood Villa can be found on the left-hand side.

**AGENTS NOTES:**

Council Tax Band E (main House) & Band A (Annexe) - 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)

A single garage in a gated enclosure may be available to rent across the road for approximately £100 per calendar month by separate negotiation.

Indicates restricted room height less than 1.5m.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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