



1 Garden Terrace

Southsea | Hampshire | PO5 2QP

FINE & COUNTRY

STEP INSIDE

1 Garden Terrace | £875,000 | Freehold

Who knew that in a Victorian city you could find solitude and the feeling of being in the countryside? This unique end of terrace extended family home is situated on the cusp of local amenities yet it is set back from the roadway via a long private driveway and part of an established tree lined terrace. This distinctive property comprises: garden room/dining room, sitting room, kitchen/breakfast room, cloakroom and conservatory/utility room on the ground floor with three double bedrooms, a large feature bathroom and separate shower room on the first floor.

This is a home which is truly well-presented and built in the Victorian era has not only spacious but also modern family living in mind with 2273 sq ft of internal accommodation. The house has been extended to the side aspect with a well laid out garden which is sheltered and offers an element of privacy, with consideration for those looking for al-fresco dining and secured family space. Standing back from the road via a private gated driveway with gardens wrapping round the property on three sides, it is in close proximity to the thriving cosmopolitan local facilities with an abundant array of shopping and dining options. The coast line with its Victorian promenade is only a few minutes walk away and although in the heart of Southsea No. 1 has parking and a garage. Early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: From St. Vincent Road is a rendered and painted pillared gateway with slate plaque depicting the house number, wrought iron gates with image of house profile leading to long brick paviour driveway with shrub borders to the left and manicured hedge to the right with large shingle parking area for numerous cars. This leads to

further bricked paved parking, wrapping to the left hand side of the property leading to a further paved area. There is a Trompe l'oeil painted front door with an adjacent stepped main front entrance leading to:

OPEN PLAN GARDEN / DINING ROOM: 18'8" x 17'3" Main front door with windows to either side with feature glazed panel over, recessed coir mat, sloping glass roof on two aspect with windows overlooking garden, door to rear covered outer lobby area, wooden flooring, radiator, underfloor heating, narrow built-in storage cupboards, twin glazed doors with matching panels to either side leading to:

SITTING ROOM: 22'11" x 16'3" Angled to one wall, double glazed windows to front aspect overlooking driveway, range of built-in book shelving with storage cupboards under, wooden flooring, double radiator, fire surround with exposed brick inlay, tiled hearth and wooden mantle over, recessed book shelving to one side, ceiling coving, double glazed window to rear aspect, further range of shelving, door to inner lobby.

INNER LOBBY: Staircase rising to first floor, controls for central heating, range of shelving, doors to primary rooms.

CLOAKROOM: Low level w.c., Imperial wash hand basin with brass taps, tiled splashback and cupboard under, roll top radiator, double glazed window to side aspect.

BREAKFAST ROOM: 12'0" x 9'9" Square opening leading to kitchen, tiled flooring, tall contemporary style radiator, ceiling coving and spotlights.







KITCHEN: Primary area 15'7" x 11'1" recess opening with double glazed door leading to covered outer lobby area, recessed coir mat, door to larder/understairs storage cupboard. Range of bespoke country kitchen style units with granite work surface, range of drawers and cupboards under, dishwasher point, shelving for microwave, double glazed window to rear aspect, butler sink with mixer tap and Quooker hot water tap, tiled splashback, corner unit with glazed panelling and shelving, double glazed window to side aspect overlooking garden, chrome fronted power points, free standing range style cooker with gas point, extractor hood, fan and light over, tall larder style unit with range of shelving, space for free standing fridge and freezer, ceiling spotlights and coving, square opening leading to breakfast room.

UTILITY ROOM / CONSERVATORY: 13'1" x 11'2" maximum, angled to walls with glass roof, double glazed sliding door with full height window to one side leading to garden, tiled flooring, double glazed door leading to enclosed courtyard, glazed panelled door leading to breakfast room.

FIRST FLOOR: Staircase with range of cupboards to one side with deep shelf over, landing with double glazed window to side aspect overlooking garden, radiator, inner landing with balustrade overlooking staircase wrapping around a central pillar, large walk-in airing cupboard housing Worcester boiler supplying domestic hot water and central heating, access to loft space.

BEDROOM 3: 11'0" x 9'10" Dual aspect double glazed windows to side and rear with blinds overlooking garden, wood laminate flooring, roll top radiator, ceiling coving.

BEDROOM 2: 13'9" x 12'9" Range of louvre doored built-in wardrobes to one wall with hanging space and shelving, dual aspect double glazed windows to side and front aspects overlooking driveway and garden, double radiator, ceiling coving.

BEDROOM 1: 16'3" x 16'0" angled to one wall, double glazed window to front aspect overlooking driveway, range of built-in wardrobes with hanging space and shelving, vanity unit with granite top, rectangular wash hand basin and cupboards under, double radiator, ceiling coving.

SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled door, drench style hood and separate shower attachment, extractor fan, ceiling spotlights and coving, concealed cistern w.c., double glazed window to rear aspect with blind, wash hand basin with curved front and cupboard under, mirror fronted medicine cabinet with automated lighting over, heated towel rail, tile effect laminate flooring.





FEATURE FAMILY BATHROOM: 11'6" x 9'3" Double glazed window to rear aspect with plantation shutter blinds, roll top radiator, double ended panelled bath with central mixer tap, panelling to dado rail level, white per-finished cork tile flooring, wash hand basin with mixer tap and cupboards under, close coupled w.c., extractor fan, ceiling coving and spotlights, wall light.

OUTSIDE: Access to main front door via garden / dining room, access to garage with Indian sand stone patio area in front, irregular recessed area with tree and log store, wooden built garden shed. The primary garden is on the left hand side of the property and is laid to paving with access to both the garden / dining room and kitchen. The garden wraps round to the rear of the property, rear pedestrian gate, raised brick retaining walls featuring terracotta panels with shrubs, evergreens and bushes, further wall and trellis, large shingled area, step leading up to raised patio area, seating and fish pond, cold water tap.

GARAGE: 19'1" x 11'4" Up and over door, part Perspex roofing, power points, side pedestrian door to garden, wood store to one side of garage.

TO FIND THE PROPERTY: From South Parade Pier along the Victorian Promenade proceed in a westerly direction taking the first road on the right into Clarendon Road, continue over the roundabout into Clarendon Road bear right at the Circle into Victoria Road South, then take the third on the right into St. Vincent Road where Garden Terrace can be found on the right hand side as the road curves to the left.



Garden Terrace

Approximate Gross Internal Area
Main House = 2059 Sq Ft / 191.29 Sq M
Garage = 214 Sq Ft / 19.92 Sq M
Total = 2273 Sq Ft / 211.21 Sq M

Outbuildings are not shown in correct orientation or location.



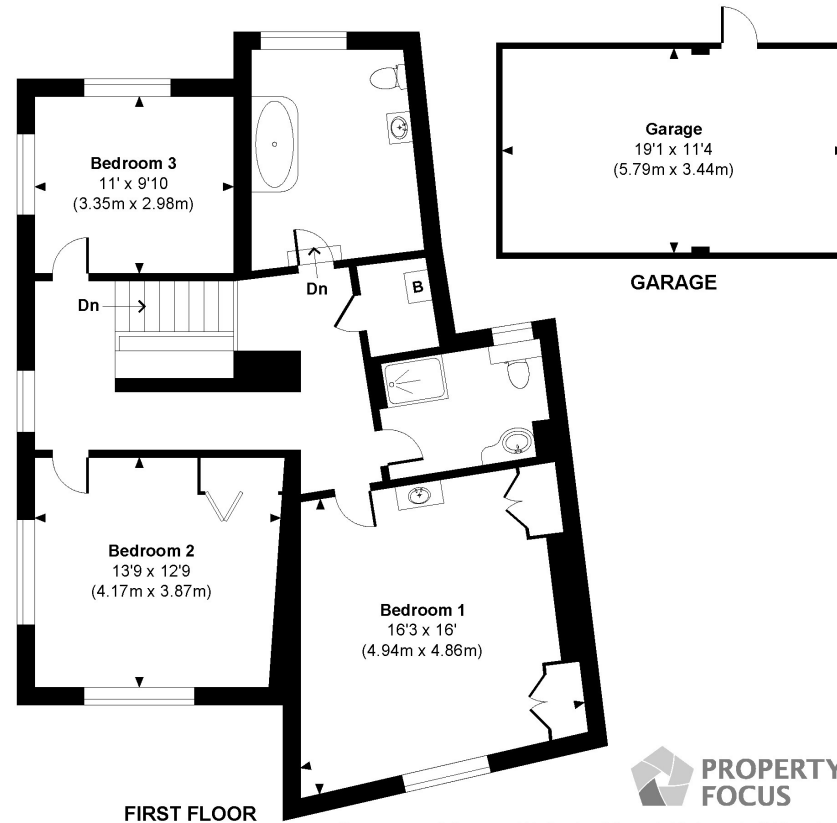
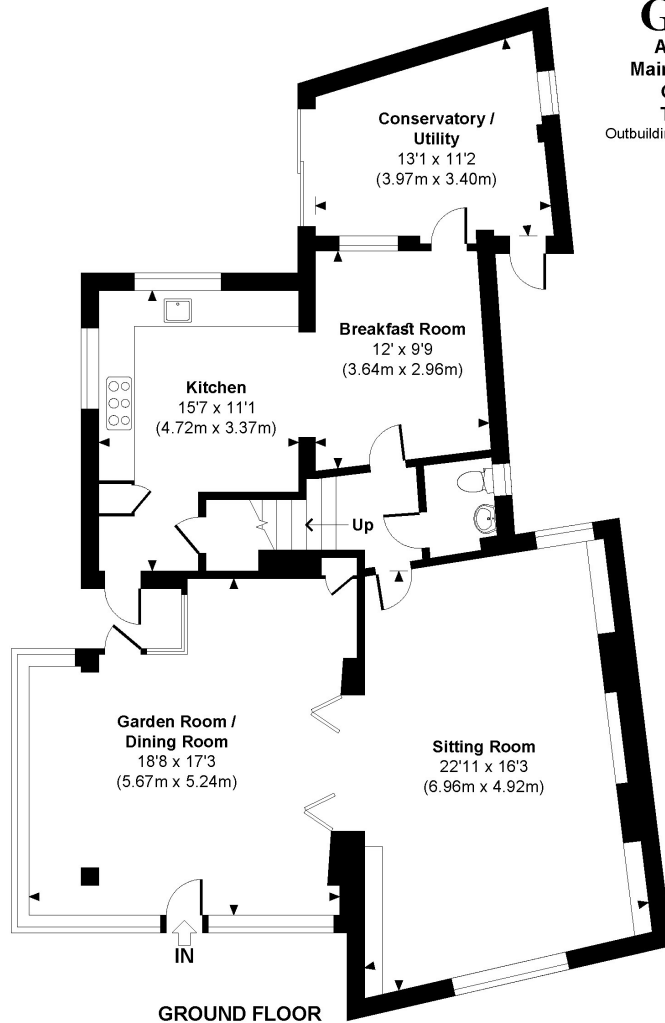
AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/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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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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