



11 Queens Crescent

Southsea | Hampshire | PO5 3HD

FINE & COUNTRY

STEP INSIDE

11 Queens Crescent | £775,000 | Freehold

There are many advantages of being located in the heart of a Victorian city with the ease of being able to walk to the promenade and waterfront, Southsea Common and having the convenience of the Southsea shopping facilities and highly regarded schools such as The Grammar School, Mayville and the High School all nearby. This impressive double bay fronted family home has been recently renovated by the current owners and improvements include double glazing, new floor coverings throughout, a fitted kitchen, bathroom and separate en-suite shower rooms. The accommodation is arranged over three floors and comprises: hallway, 29' open plan kitchen incorporating dining and family areas, utility room, cloakroom and sitting room on the ground floor with three bedrooms, the primary one having a walk-in wardrobe and an en-suite shower room as well as a family bathroom on the first floor, on the top floor is a further bedroom, cloakroom and a shower room. St. Jude's Church spire can be seen from the rear of the building and having an enclosed landscaped rear garden, the former garage now currently arranged as a home office, along with rear & side pedestrian access, early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Brick retaining wall with two pillared pedestrian gateways, both with wrought iron gates leading to deep shingle forecourt with pathways to either side, to the left hand side is a gated entrance leading to rear garden, to the right hand side is a

covered porch with lighting, main front door with brass furniture leading to:

HALLWAY: Chequered black and white tiled flooring, radiator with shelf over, balustrade staircase rising to first floor with understairs cupboard housing gas and electric meters, doors to primary rooms, ceiling spotlights.

OPEN PLAN KITCHEN / DINING ROOM: 29'3" x 12'5" decreasing to 9'11" at narrowest point.

Dining / Family area: Double glazed bay window to front aspect with plantation shutter blinds, radiator, Karndean flooring, ceiling coving and spotlights, dimmer switches, central former chimney breast with built-in storage to one side and cupboards over.

Kitchen: Comprehensive range of floor and tall units and pan drawers, ceramic tiled surrounds, inset AEG induction hob with extractor hood, fan and light over, 1½ bowl sink unit with mixer tap, integrated AEG dishwasher with matching door, corner carousel unit, double glazed window to rear aspect overlooking garden, tall corner larder cupboard with range of shelving, eye-level AEG double oven and grill with storage cupboards over and under, space for American style fridge/freezer with cold water supply, matching flooring, two ceiling speakers and wall mounted controls, ceiling spotlights.







UTILITY ROOM: Tall built-in storage cupboard housing boiler supplying domestic hot water and central heating, storage cupboards over and under, tall cupboard to one side, black and white chequered flooring, radiator, doorway to:

CLOAKROOM: Work surface with space for tumble dryer over, plumbing and space for washing machine under, matching flooring, close coupled w.c. with integrated wash hand basin, mixer tap and shelf over, circular light well.

SITTING ROOM: 12'11" x 10'8" Matching Karndean flooring, radiator, chimney breast with built-in storage cupboard to one side with shelf over, ceiling spotlights, double glazed doors with full height windows to either side leading to rear garden, dimmer switch.

FIRST FLOOR: Landing with balustrade, staircase rising to top floor.

BEDROOM 1: 16'3" x 11'11" into bay window, measurements do not include recessed area for door opening, double glazed bay window to front aspect with window to one side and radiator under, floor to ceiling built-in wardrobes to one wall, ceiling coving and spotlights, door to en-suite shower room.

WALK-IN WARDROBE: 4'7" x 4'7" Storage, hanging rails and shelving.

EN-SUITE: Shower cubicle with drench style hood, wall mounted controls, tiled flooring, low level w.c., wash hand basin with mixer tap, tiled splashback, mirror fronted medicine cabinet with light, extractor fan, chrome heated towel rail.

BEDROOM 4: 12'6" x 10'3" Floor to ceiling built-in sliding doored wardrobe with hanging space and shelving, ceiling coving, double glazed window to rear aspect overlooking garden with views towards St. Jude's Church spire, radiator.

BEDROOM 3: 11'9" x 10'8" Floor to ceiling built-in wardrobes to one wall with hanging space and shelving, double glazed window to rear aspect with views towards St Jude's Church spire, radiator, built-in desk with drawers under and storage cupboards over, ceiling coving and spotlights.





BATHROOM: White suite comprising: double ended panelled bath with central mixer tap and shower attachment, tiled surrounds, built-in storage cupboard, tiled flooring, chrome heated towel rail, close coupled w.c. with shelf over, wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet with lighting, frosted double glazed windows to side aspect, ceiling coving, extractor fan.

TOP FLOOR: Landing with balustrade, seating area with range of built-in cupboards into storage eaves.

BEDROOM 2: 11'1" x 10'7" Measurements do not include recessed area for door opening (max. 12'8"), built-in floor to ceiling sliding doored wardrobes with hanging space and shelving, double glazed windows to rear aspect overlooking garden and views towards St Jude's Church spire, radiator with cover over, ceiling coving.

SHOWER ROOM: 9'10" x 8'4" Measurements taken from approximately 3'5" off floor level with eaves to side and front ceiling, maximum ceiling height 6'1" Skylight window, extractor fan, radiator, access into loft storage eaves, recessed shower area with ceiling spotlights.



Queens Crescent

Approximate Gross Internal Area

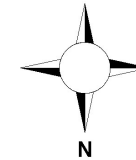
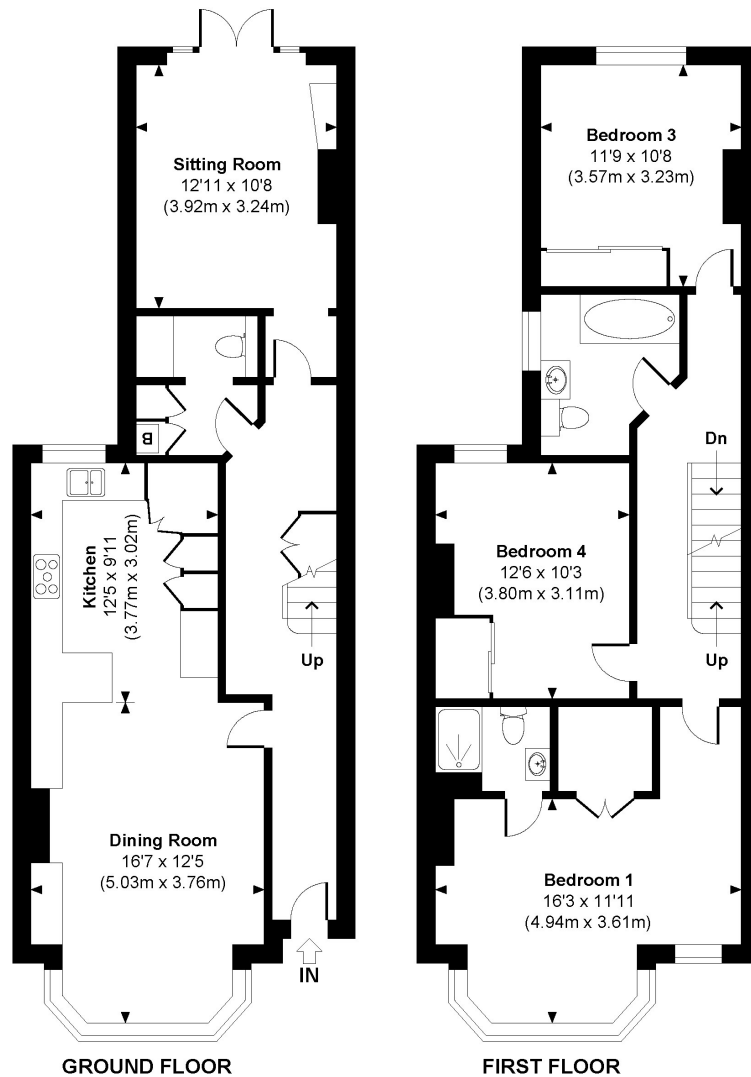
Main House = 1702 Sq Ft / 158.13 Sq M

Home Office = 103 Sq Ft / 9.50 Sq M

Outbuilding = 34 Sq Ft / 3.20 Sq M

Total = 1839 Sq Ft / 170.83 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



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.



CLOAKROOM: Close coupled w.c. with shelf over, wash hand basin with mixer tap and tiled splashback, tiled flooring, frosted double glazed window to side aspect, extractor fan.

OUTSIDE: To the rear is a raised terraced patio leading to shingled area, the garden is enclosed by fencing, the gardens wraps round to the side of the house, cold water tap, wooden built shed, brick built shed, the garden is arranged for separate 'al-fresco' dining areas with high brick rendered and painted flower beds, decked area with pergola over, to the rear of the garden is a pedestrian gateway providing access into Queens Way.

FORMER GARAGE: 14'3" x 7'3" Currently used as a home office, range of storage cupboards and work units, fluorescent tube lighting, power points, side pedestrian door.

AGENTS NOTES:

Council Tax Band E

Portsmouth City Council

Broadband – ADSL/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)



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, copy-right © 2021 Fine & Country Ltd.



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