



## Garden View

13 Castle Road | Southsea | Hampshire | PO5 3DE

FINE & COUNTRY



# STEP INSIDE

Garden View | £1,375,000 | Freehold

Garden View has a number of outstanding and interesting features, it is a deceptively spacious family home which is arranged over four floors and provides 3137 sq ft of living space including a double garage. The house has been aptly named as it benefits from a larger than average split level mature rear garden which can be viewed from two stories from the back of the house via twin height windows. On the lower level are bi-folding doors leading from the kitchen to a courtyard and from the raised Juliette internal balcony there are outstanding views over the rest of the garden. The property has large windows and provides a lot of natural light and a spacious and airy feel. On the lower ground floor is an open plan kitchen, dining room which extends into a family room which continues into a laundry room, boiler room and cloakroom. There is also a two-storey void with staircase leading up to the formal cinema / sitting room, cloakroom and separate snug. On the first floor are two bedrooms, the second with an en-suite shower room and the master having an inner landing with en-suite feature bathroom and main bedroom with a vaulted ceiling, on the top floor are two further bedrooms and a separate shower room. The property has off road gated car parking, a double garage, double glazing, heat recovery and ventilation system as well as underfloor heating and a smarthome system, this is a home network controllable on command. Whether you give that command by remote control, tablet or smartphone, the

home reacts. The applications relate to lighting, home security, entertainment, and heating and hot water.

The house is also situated within easy access of Southsea Common, the seafront and within walking distance of the highly regarded schools including The Grammar School, The High School, St Johns College and Mayville, early internal viewing is strongly recommended in order to appreciate both the contemporary style character features and location.

**ENTRANCE:** Steps leading up to pedestrian gateway with entry phone system and external letterbox, twin remote control wooden gates leading to brick paviour hardstanding area with off road car parking leading to garage, steps leading down to lower ground floor, steps leading up to raised terrace, external security lighting, main front door with chrome furniture leading to:

**HALLWAY:** Coir matted area, wooden flooring, balustrade staircase rising to first floor with understairs storage cupboard, zoned lighting, entry phone system and alarm panel, built-in double doored cloaks cupboard with hanging rail and shelving, twin doors leading to living room, central heating control switch.

**SNUG:** 14'5" x 14'2" Double glazed sash window to front aspect with blinds, ceiling spotlights with zoned lighting, ceiling heat recovery and ventilation system, controls for underfloor heating.









**CLOAKROOM:** Concealed cistern w.c. with shelf over and to one side, double glazed frosted glass window to side aspect, narrow contemporary style wash hand basin with mixer tap, tiled splashback, matching wooden flooring, ceiling heat recovery and ventilation system.

**FEATURE CINEMA /SITTING ROOM:** 21'10" x 16'5" Feature two storey glazed window to rear aspect with suspended Juliette balcony with glazed screens overlooking rear garden and patio below, remote control drop down cinema screen with Epsom projector, zoned ceiling spotlights, wiring for surround sound system, recess to ceiling with hidden lighting, wooden split level flooring, double glazed window to side aspect, central chimney with recess for log effect gas fire (not tested) with granite shelving to one side, ceiling heat recovery and ventilation system, staircase leading down to lower ground floor, plinth step low level lighting.

**FIRST FLOOR:** Landing with balustrade, double glazed sash window to side aspect, entry phone system, low level built-in storage cupboard, ceiling coving.

**BEDROOM 2:** 14'6" x 14'5" Double glazed sash window to front aspect with blinds, ceiling spotlights with zoned lighting, underfloor heating with ceiling heat recovery and ventilation system, ceiling speakers, painted wood panelling to one wall, range of floor to ceiling built-in wardrobes with hanging space, shelving, central chest of drawers with bracket and wiring for T.V over, brushed steel T bar handles, dimmer switches, sliding glass door leading to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled shower cubicle with glazed sliding door, drench style hood and separate shower attachment, contemporary style wash hand basin with mixer tap and cupboard under,

close coupled w.c., tiled flooring and skirting boards, extractor fan, ceiling spotlights.

**PRIMARY BEDROOM SUITE:**

**LANDING:** 7'8" x 6'5" Double glazed window to side aspect, ceiling spotlights, controls for underfloor heating, steps and square opening leading to bedroom 1, door to:

**EN-SUITE BATHROOM:** 10'7" x 7'2" White suite comprising; free standing double ended bath with central mixer tap and shower attachment, exposed brick wall with close coupled w.c., contemporary style wash hand basin with drawers under, medicine cabinet with mirrored doors and spotlights over, recently fitted shower cubicle with panelled door, drench style hood and jet system, ceramic tiled to floor with underfloor heating, ceramic tiled to one wall with central mirror, recessed shelving, double glazed frosted window to side aspect.

**BEDROOM 1:** 19'8" x 16'5" Vaulted ceiling measuring approximately 14'3" in height with exposed original beams and central fan, wooden flooring, recess with spotlight, double glazed sash window to rear aspect with shutters, range of built in wardrobes to one wall with hanging space and shelving, two built in drawers & dressing table, bed & headboard, central chandelier, underfloor heating.

**TOP FLOOR:** Landing with spotlights, ceiling coving, access to loft space, double glazed window to side aspect, manifolds for underfloor heating, balustrade, doors to primary room.

**BEDROOM 3:** 14'7" x 11'7" Double glazed sash style window to side aspect, controls for underfloor heating, ceiling heat recovery and ventilation system, double glazed window to side aspect with far reaching views, dimmer switch.













**SHOWER ROOM:** Ceramic tiled shower cubicle with sliding door, drench style hood and separate shower attachment, wash hand basin with cupboard under and mirror over, close coupled w.c., extractor fan, ceiling spotlights, tiled flooring.

**BEDROOM 4:** 14'6" into recess, decreasing to 10'10" x 14'6" Sash window to front aspect with views along Bush Street East, ceiling heat recovery and ventilation system, ceiling coving and spotlights.

**LOWER GROUND FLOOR:** Accessible from the cinema / sitting room is an open tread staircase with glazed screen to one side and individual step lighting leading to lower ground floor. Twin storey glazed wall to one end with ceiling height 17'6" maximum over the two storeys with glazed screen suspended Juliette balcony over, sliding blinds with ceiling spotlights, full width bi-folding doors leading to lower terrace, gloss white tiled flooring with original 'well' to one corner and glass screen over, the room has a maximum depth of 37'9" with a maximum width of 15'10" decreasing to 14' into seating area.

**DINING AREA:** Vaulted ceiling with feature lamp lights over, gloss tiled flooring, staircase rising to first floor, leading to:

**KITCHEN:** 19'5" x 15'11" Central island with kick plate lighting and granite work surface, breakfast bar to two sides, inset Neff induction hob with pan drawers/ cupboard under, lowered ceiling over with Neff extractor hood and fan with hidden lighting, tall larder style cupboard with central tall wine cooler, integrated Neff dishwasher with matching door, eye-level Neff twin ovens with cupboards over and pan drawers under, 1½ sink unit with mixer tap and instant hot water tap, integrated bin drawer. Range of drawers, glass splash-back, under unit lighting, one high level glass fronted unit over sink, Fisher & Paykel fridge/freezer with cupboard over, inset spotlights and speakers for sound system, gloss tiled flooring with underfloor heating, controls for zoned lighting.

**FAMILY ROOM:** 19'3 x 14'1" Matching tiled flooring, ceiling heat recovery and ventilation system, spotlights, high level double glazed window to side, exposed brickwork to one wall, square opening leading to:







LOBBY: Range of shelving, wooden flooring, controls for CCTV system, lighting and zoned areas, partition divide leading to:

LAUNDRY ROOM: 14'4" x 9'7" Arched recess to chimney breast, wall mounted T.V, glass block window to front aspect, ceiling spotlights, heat recovery and ventilation system, range of storage units, wooden flooring, door to:

BOILER / UTILITY ROOM: Samsung washing machine, heat recovery and ventilation system, wall mounted Vaillant boiler supplying domestic hot water and central heating (recently fitted), large hot water cylinder with pump system.

CLOAKROOM: Low level w.c. with Saniflow system, wash hand basin with mixer tap and cupboards under, ceiling spotlights, extractor fan, wooden flooring.

OUTSIDE: To the front is a gate leading to raised terrace, main front door with twin vehicular gates leading to car hardstanding area and garage. To the rear, accessible from the lower ground floor is a lowered terrace with rendered and painted high retaining walls, shrub and bushes, external lighting, lowered area with false grass, seating areas and steps rising to primary garden, enclosed by fence panelling with pathway leading to rear of garage. Directly to the rear of the garage is a raised plinth with detached summer house, the garden is enclosed by a brick retaining wall on one side with fence panelling, mature trees and bushes to the other, to one end of the garden is a large patio area, external lighting, from the rear of the garden you look back towards the house with a two storey glass wall with the original red and blue brick over.

GARAGE: 20'10" x 18'9" Wedge shaped to one corner, up and over door, rear pedestrian door.

TO FIND THE PROPERTY: From Clarence Pier proceed into Pier Road, continue into Jubilee Terrace, then Kings Terrace, take the third exit at the roundabout into Kings Road then take the third road on the right hand side (one way) into Castle Road where Garden View can be found on the left hand side almost directly Bush Street East.

#### **AGENTS NOTES:**

Council Tax Band E - Portsmouth City Council

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

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#)











# Garden View

Approximate Gross Internal Area

Main House = 2755 Sq Ft / 255.93 Sq M

Garage = 358 Sq Ft / 33.23 Sq M

Store = 100 Sq Ft / 9.30 Sq M

Total = 3213 Sq Ft / 298.46 Sq M

Outbuildings are not shown  
in correct orientation or location.  
Excludes void.



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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		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WWW.EPC4U.COM



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