



Lonsdale Lodge

11 Nelson Road | Southsea | Hampshire | PO5 2AS



STEP INSIDE

Lonsdale Lodge | £1,250,000 | Freehold

Lonsdale Lodge is a rather grand, substantial family home tucked away in an established conservation area, which is located right at the heart of Southsea, within easy walking distance from the shops, Victorian seafront and number of highly regarded schools including The Portsmouth Grammar School, Portsmouth High School and Mayville. It's a perfect home for all generations with five bedrooms, two with en-suite facilities as well as a separate dressing room, and large feature family bathroom. There are four reception rooms and a deVol 21' kitchen/ breakfast room with pantry as well as a cellar. It's a flexible home with plenty of space for a growing family, or those who need space for entertaining, putting up guests or space to work from home. The living accommodation totals over 3526 sq ft with well-proportioned rooms which have large windows providing a light, bright and airy atmosphere. This home has been extensively improved by the current owners and finished with exceptional attention to detail. Many of us like to cultivate a touch of luxury in our lives, what better way than in owning a spacious Victorian Villa particularly if it is one that enjoys a central setting which is only a few minutes' walk to the seafront, which has undergone a multi-million pound coastal project, cultural amenities inc. museums, restaurants, coffee houses, supermarkets and Palmerston Road shopping facilities as well as commutable links from Portsmouth Harbour or Fratton railway station to London Waterloo (in approximately 1 hour 30 minutes), and the Continental Ferry Port nearby. Early internal viewing of this impressive Victorian Villa is strongly recommended.

ENTRANCE: Original brick retaining wall with coping stones over, wrought iron pedestrian gateway to front garden, manicured hedge

herringbone design brickette paving with stepping stones leading to wild flower garden with mature shrubs, evergreens and bushes. To the right hand side of the property is hardstanding for one car and high brick wall to one side, to the left is a gated pedestrian access to the side, step up to:

COVERED PORCH: Minton style tiled flooring, wooden seating, original main front door with glazed panel over leading to:

FOYER: Tiled flooring, roll top radiator, high ceiling with coving, etched glass panelled door leading to:

HALLWAY: L shaped, high ceiling with coving, easy rise balustrade staircase rising to first floor, steps down to ground floor rear with door and access to cellar, leadlight stained glass window to side aspect, high skirting boards, tiled flooring, roll top radiator, doors to primary rooms.

DINING ROOM: 17'7" x 12'5" Sash square bay window to front aspect with plantation blinds to lower section and panelling to either side and over, central chimney breast with surround fireplace, cast iron arched inlay and tiled hearth, high skirting boards, ceiling rose and coving, panelled door, dimmer switch, roll top radiator.

DRAWING ROOM: 26'0" x 17'11" into bay window, decreasing to 13'10" at narrowest point.

Feature arched opening with pillared architraves, central chimney breast with stone surround fireplace and matching hearth, built-in open shelving and cupboards to either side, ceiling rose and coving, double glazed French doors leading to small patio area and front garden, two roll top radiators, feature bay window to front aspect overlooking garden with plantation shutter blinds to lower section, high skirting boards, dimmer switches.







SITTING ROOM: 19'11" x 15'9" into bay window. Square bay window to side aspect with low sill, further bay window to rear overlooking rear garden, high skirting boards, ceiling rose and coving, two roll top radiators, granite surround fireplace with cast iron inlay and black tiled hearth, panelled door, dimmer switch.

REAR LOBBY: Crittall door to outside, door to cellar, door to snug.

FAMILY ROOM: 12'10" x 11'6" ceiling height approximately 12'6". Sash window to rear aspect, tiled flooring, roll top radiator, built-in cupboard to one side of chimney breast with range of shelving, tiled flooring, square opening leading to:

KITCHEN / BREAKFAST ROOM: 21'8" x 15'5" Crittall door to rear with full height matching window to one side, twin sash windows to side aspect with two cast iron radiators under, deVol large central island with natural stone work surface and glass fronted shelving under and large wooden breakfast bar to one end, butler sink with twin bowls, drainer to one side with mixer tap and instant hot water tap, integrated Smeg dishwasher with matching door, bin drawer, ceiling spotlights, to one wall are full height integrated fridge and freezers with matching doors, matching tiled flooring, eye-level Smeg oven and grill with drawers under and storage cupboard over, open bookshelves, sash window to side aspect, inset AEG induction hob with extractor hood, fan and light over, pan drawers under, ceiling spotlights with zoned lighting, twin doors leading to:

PANTRY: 6'9" x 3'0" Range of narrow shelving, wooden work surface with shelving under, window to side aspect.

CELLAR / BASEMENT: 17'4" x 7'0" High level electric consumer box, Vaillant boiler supplying domestic hot water and central heating (not tested), gas meter, large hot water cylinder with pump system, floor emergency drain away sump, access to crawl-in under house storage space, ceiling height 7'10".

FIRST FLOOR: Mezzanine landing to rear, sash etched glass window to side aspect, high skirting boards, easy rise staircase to upper floor, doors to primary rooms.

LAUNDRY ROOM: Plumbing for washing machine, tiled flooring, shelf with space for tumble dryer, window to side aspect.





FEATURE BATHROOM: 9'9" x 8'7" Tubby Torre high sided bath with wall mounted mixer tap and panelling behind, corner chimney breast with fireplace and cast iron inlay, tiled flooring, close coupled w.c., wash hand basin with mixer tap and cupboards under, tiled splashback, frosted sash window to side aspect with roll top radiator under, ceiling coving, extractor fan, wet room shower area with large shower screen and drench style hood with wall mounted controls, panelled door.

WALK-THROUGH STORAGE SPACE: 8'8" x 5'1" Floor to ceiling built-in storage cupboards with range of narrow shelving and shoe storage, black painted floorboards, sash window with etched glass to side aspect with roll top radiator under, panelled door leading to:

DRESSING ROOM: 12'3" x 7'2" Sash window to side aspect with roll top radiator under, black painted floorboards, range of open fronted wardrobes with hanging space drawers and shelving, dimmer switch.

PRIMARY LANDING

FRONT WING: Easy rise staircase rising to top floor rear, etched glass sash window to side aspect, high skirting boards, roll top radiator, high ceiling, doors to primary rooms.

BEDROOM 2: 17'6" x 13'11" Sash window to side aspect with plantation shutter blinds, roll top radiator, panelled door, high ceiling with coving, twin sash windows to front aspect with plantation shutter blinds and panelling under, central chimney breast with painted stone surround fireplace and cast iron arched inlay with tiled hearth, dimmer switch.

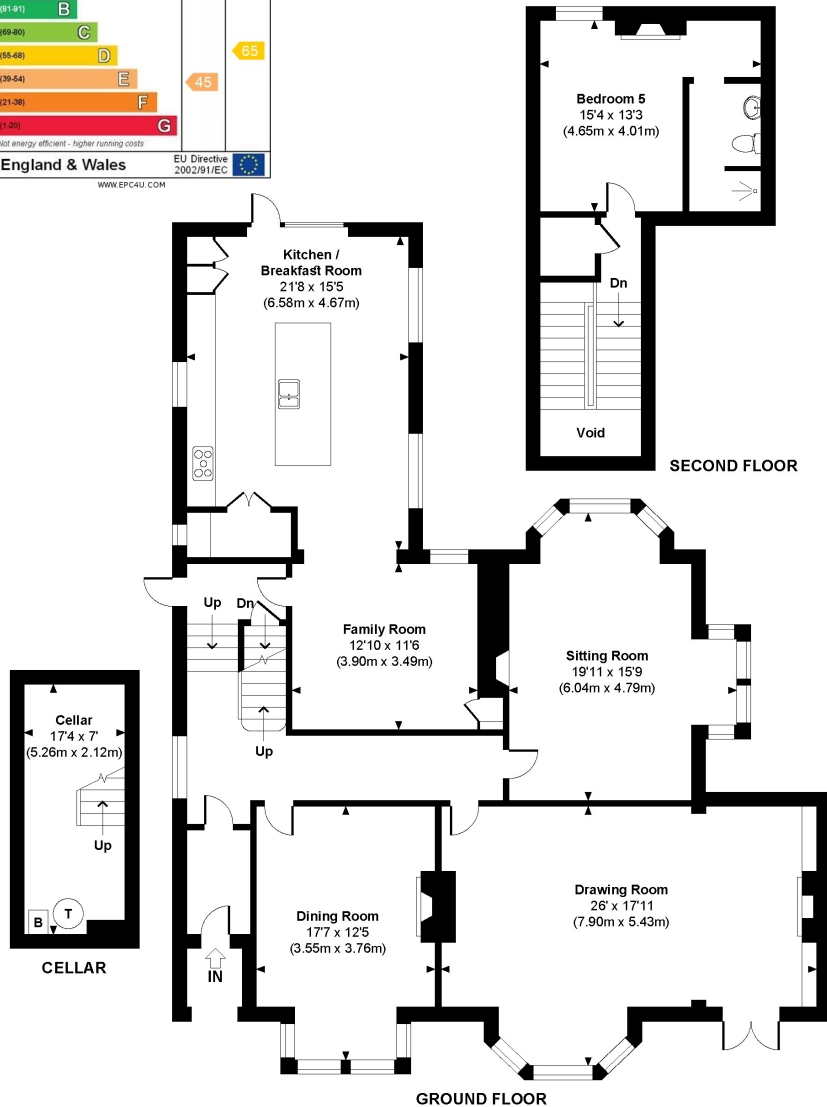
BEDROOM 4: 13'3" x 11'10" Window to rear aspect overlooking garden, roll top radiator, high ceiling with coving, panelled door, built-in storage cupboard.

BEDROOM 3: 16'5" x 12'8" High ceiling with coving, twin sash windows to rear aspect overlooking garden, painted stone surround fireplace with cast iron arched inlay and painted tiled hearth, roll top radiator, panelled door.

BEDROOM 1: 18'0" into bay window x 17'2" Sash bay window to front aspect with plantation shutter blinds and panelling under, two roll top radiators, central chimney breast with painted stone surround fireplace, tiled hearth and cast iron arched inlay, built-in double doored wardrobe to one side, panelled door, ceiling coving, door to:

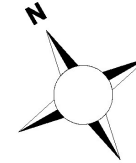
EN-SUITE WET ROOM: 13'9" x 7'9" Large wet room shower area with drench style hood and wall mounted controls, large shower screen and floor drain away, twin sink units with mixer taps and cupboards under, close coupled w.c., bidet, roll top radiator with cast iron towel rail over, high ceiling with coving, sash window to front aspect with plantation shutter blinds, panelled door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	45	
(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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Approximate Gross Internal Area
Total = 3526 Sq Ft / 327.60 Sq M
Excludes void.



TOP FLOOR: Rear landing, access to loft space, large built-in airing cupboard with shelving.

BEDROOM 5: 13'3" (15'4" max.) x 9'10" Sash window to rear aspect, recessed area for wardrobe, roll top radiator, ceiling coving, recess for T.V., cast iron surround fireplace with arched inlay, wall lights, dimmer switch, doorway to:

EN-SUITE WET ROOM: Fully ceramic tiled to shower area with floor drain away, wall mounted controls and drench style hood over, ceiling spotlights, extractor fan, close coupled w.c., vanity unit with rectangular wash hand basin, mixer tap and cupboards under, tiled flooring and skirting boards, ceiling spotlights.

OUTSIDE: To the rear accessible from the kitchen/breakfast room is a low maintenance flagstone paved garden which is enclosed by brick retaining wall with fence panelling over, range of trellis fencing, the garden wraps round behind the family room, external power points, log store.

AGENTS NOTES:

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

[\(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, copy-right © 2021 Fine & Country Ltd.



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