



35 Great Southsea Street

Southsea | Hampshire | PO5 3BY

FINE & COUNTRY

STEP INSIDE

35 Great Southsea Street | £725,000 | Freehold

Great Southsea Street is part of Southsea, a conservation area with a rich history dating back centuries. While there isn't much specific historical documentation on Great Southsea Street itself, Southsea's development provides valuable context. Southsea was originally known as Croxton Town in the early 1800s, named after Thomas Croxton, who built houses for skilled workers in the expanding Royal Dockyard. The area grew rapidly, attracting middle-class families and eventually adopting the name Southsea after Southsea Castle, which was built by Henry VIII in 1544. By the 19th century, Southsea had expanded significantly, with new streets and residential areas emerging. Over time, Southsea became a popular seaside resort, with landmarks like Clarence Pier (1861) and South Parade Pier (1879). Great Southsea Street itself is adjacent to Castle Road, which has long been a bustling area with independent shops and historic buildings. The street has evolved alongside Southsea, reflecting the area's transformation from a small settlement into a thriving coastal community. No 35 sits right in the centre of the street and is easily recognised by its individual yellow brick façade, unique to the area, it has car parking facilities and the opportunity for an income from the well-presented one bedroom with en-suite 'The Bird Studio' a detached conversion of the former garage. The house has been sympathetically restored and has 1597 sq ft of accommodation with elegant living space for those looking to entertain.

ENTRANCE: Recessed porch with flagstone tiled flooring, main front door with chrome furniture, shelf and window over leading to:

HALLWAY: Staircase rising to upper levels, door to raised level with wooden steps leading down to:

OPEN PLAN KITCHEN / DINING AREA: 23'0" x 17'10" decreasing to 7'4" at narrowest point and 13'6" in the kitchen area.

DINING AREA: Flagstone flooring and matching skirting boards, recessed shelf area, circular opening to stair well, sash window with railings to front aspect, ceiling coving and spotlights, roll top radiator, recessed area with space for American style fridge/freezer and recessed cupboard, doorway to pantry and door to cloakroom.

KITCHEN: Large understairs storage cupboard, comprehensive range of bespoke grey floor units with granite work surface, inset stainless steel Franke sink with drainer to one side, mixer and spray tap, integrated slimline dishwasher with matching door, ceramic tiled surrounds, ceiling spotlights, glazed panelled door with window to one side leading to rear garden, flagstone tiled flooring, roll top radiator, integrated washing machine with matching door, Neff five ring gas hob with cupboard under, extractor hood, fan and light over, eye-level double oven and grill with cupboard over and drawers under, central island with range of cupboards, drawers and lighting over, dimmer switch.







PANTRY: 6'9" x 3'10" maximum, decreasing to 2'0" Range of shelving, wall mounted electric consumer box and gas meter, ceiling spotlights, matching flooring.

CLOAKROOM: Close coupled w.c. with shelving over, corner wash hand basin with tiled splashback, radiator, matching flooring, ceiling spotlights.

FIRST FLOOR: Landing with staircase to upper levels, wired-in heat sensor, door to:

SITTING ROOM: 23'6" x 14'9" maximum, decreasing to 10'4" Sash style windows to front aspect with double glazed units, full height double glazed units with wood surrounds over stairwell with shelving to one side, wooden flooring, recessed storage area with coving, ceiling spotlights, twin glazed doors leading to balcony, wooden flooring, roll top radiator, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).

BALCONY: Overlooking garden.

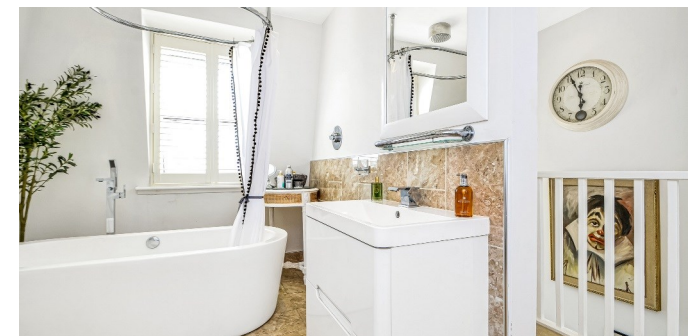
CLOAKROOM: L shaped, low level w.c. with built-in sink and mixer tap, recessed storage area, coving.

SECOND FLOOR: Landing, sash window to rear aspect, steps leading up to main landing, radiator, doors to primary rooms, staircase rising to top floor, wired-in heat sensor.

BEDROOM 2: 15'4" x 9'11" Sash double glazed windows to front aspect with plantation shutter blinds, radiator, range of built-in wardrobes with mirror fronted doors, central dresser with storage cupboard over, built-in storage cupboard with range of shelving, door to:

JACK & JILL SHOWER ROOM: Fully ceramic tiled to floor and walls, corner shower cubicle with Mira shower, panelled door, wash hand basin with mixer tap, concealed cistern w.c. with shelf over, mirror fronted medicine cabinet, extractor fan, chrome heated towel rail, door to:

BEDROOM 3: 8'10" x 6'0" measurements do not include recessed area (overall 10'11" in depth) with door leading to landing, built-in storage cupboard with hanging rail and shelf over, window to rear aspect, cabin style bunk beds with drawers under, ceiling spotlights and coving, radiator.





TOP FLOOR: Landing with sash window with plantation shutter blinds to rear aspect, wired-in heat sensor, balustrade staircase opening directly into:

BEDROOM 1 SUITE: 14'1" x 13'7" maximum, (overall depth of adjoining rooms 20'9" maximum) measurements taken from approximately 3'10" off floor level with slight eaves to ceilings, sash double glazed window to front aspect with plantation shutter blinds, roll top radiator, range of built-in wardrobes with hanging space and shelving, central chest of drawers, ceiling spotlights, recessed square opening leading to:

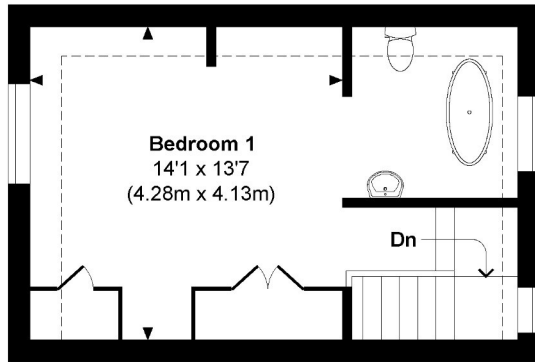
EN-SUITE BATHROOM: Central free standing bath with separate mixer tap, shower attachment and taps, drench style hood over bath with wall mounted controls and oval shower curtain rail, wash hand basin with mixer tap and drawer under, tiled surrounds, close coupled w.c., chrome heated towel rail, sash style double glazed window to rear aspect with matching blinds.

OUTSIDE: Courtyard style paved split-level garden with high brick retaining wall, raised brick flower bed, rear pedestrian gate, step leading to lower ground floor, cold water tap, lighting. To the right hand side of the property is a gated entrance providing access for No.35 and adjacent property to the car parking, side pedestrian gate leading to the Birds Studio with two car parking spaces to one side, enclosed by high brick walls.

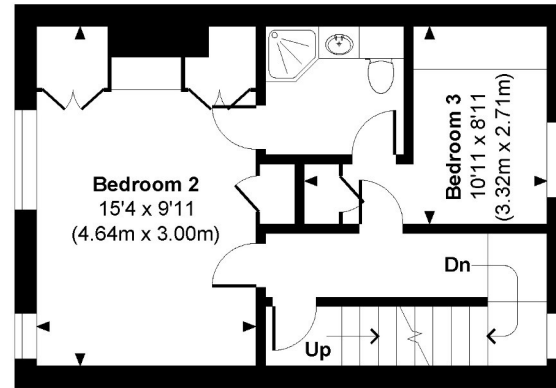


Great Southsea Street

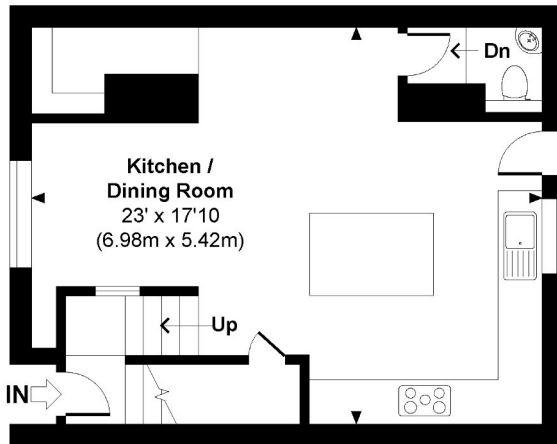
Approximate Gross Internal Area
Main House = 1465 Sq Ft / 136.11 Sq M
Studio = 132 Sq Ft / 12.25 Sq M
Total = 1597 Sq Ft / 148.36 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with restricted room height.



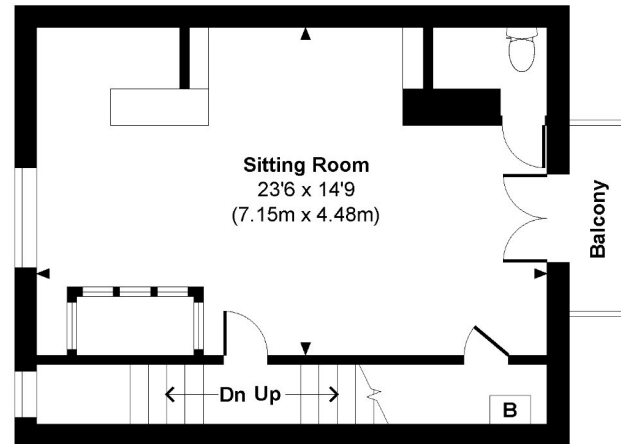
THIRD FLOOR



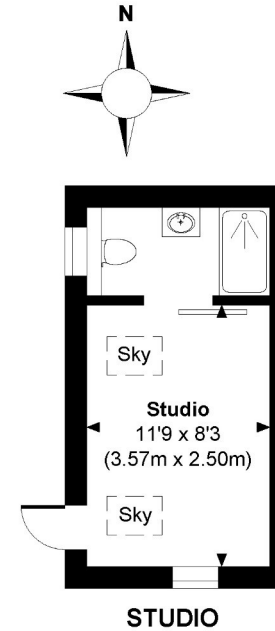
SECOND FLOOR



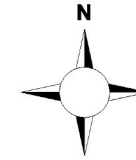
GROUND FLOOR



FIRST FLOOR



STUDIO



DETACHED ANNEXE 'THE BIRD STUDIO':

BEDROOM AREA: 11'9" x 8'3" Currently used as an Air B & B, window to side aspect, chrome fronted power points, pitched roof with exposed beams, two remote control skylight windows and central fan, recess with built-in T.V., controls for underfloor heating, sliding door leading to:

SHOWER ROOM: Fully ceramic tiled shower cubicle with recessed shelf, glazed screen and floor drain away, wash hand basin with mixer tap and cupboard under, concealed cistern w.c., with twin flush, small window to side aspect, chrome heated towel rail, ceiling spotlights.

AGENTS NOTES: Council Tax Band D - Portsmouth City Council

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

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk)))

The property has a flying freehold beneath the adjacent property in the sitting room and kitchen/dining room.

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		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
www.epcau.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, copy-right © 2025 Fine & Country Ltd.



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