



43 Clarendon Road

Southsea | Hampshire | PO5 2JT

FINE & COUNTRY

STEP INSIDE

43 Clarendon Road | £925,000 | Freehold

This impressive semi-detached Villa was believed to be built in the early Victoria period when Southsea became a fashionable seaside resort, a popular place for the affluent families of the era to live. This family home, like many built in the era has large spacious rooms with high ceilings and a number of original features and comprises; hallway, drawing room, dining room, kitchen and cloakroom on the reception level with a range of store rooms, utility space and a home office/family room on the lower ground floor. On the first floor are two bedrooms, the primary one having an en-suite shower room and a separate cloakroom, on the upper level is a bathroom and two further bedrooms. To the rear of the property is an enclosed garden with rear pedestrian access leading onto a turning and parking area providing access to a large detached garage. The Villa is located close to Southsea Common, Palmerston & Marmion Road retail areas which have a mixture of bespoke shops, coffee shops, public houses and restaurants, being located in the vibrant central part of Southsea, early internal viewing of this individual family home is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade bearing right into Clarendon Road, at the roundabout take the second exit continuing along Clarendon Road where No.43 can be found on the right hand side almost opposite Lennox Road South.

ENTRANCE: Pillared gateway and arched topped gate providing pedestrian access to deep front garden with paved pathway to rear garden, steps with hand rails to either side leading to:

COVERED PORCH: Quarry tiled flooring, twin storm doors leading to:

FOYER: High ceiling, picture rail, tiled flooring, internal door to:

HALLWAY: Balustrade staircase rising to first floor with door leading to basement/cellar, double radiator, high ceiling, feature curved wall with recessed display shelf, windows to side aspect, doors to primary rooms.

DRAWING ROOM: 21'0" into bay window x 15'6" Double glazed bay window to front aspect with panelling to either side, double radiator, high ceiling with coving and central rose, central chimney breast with surround fireplace, arched tiled inlay and hearth.

DINING ROOM: 15'5" x 14'9" High ceiling with spotlights, coving and central rose, central chimney breast with surround fireplace and granite hearth, high skirting boards, double glazed sash window to rear aspect overlooking the garden with panelling to either side and under, double radiator, door to kitchen.

CLOAKROOM: Concealed cistern w.c., corner wash hand basin with mixer tap, tiled flooring, frosted double glazed window to side aspect.







KITCHEN: 12'0" x 11'8" Double glazed window to side aspect, comprehensive range of matching wall and floor units with granite work surface, inset twin bowl sink unit with mixer tap and granite drainer to one side, range of drawers, integrated fridge with matching door, low level breakfast bar with cupboards under and matching surface, dresser style unit with under unit lighting, ceramic tiled surrounds, space for free standing range style gas cooker, extractor hood, fan and light over, double glazed window to rear aspect overlooking garden, wood laminate flooring, twin glazed doors to hallway, ceiling spotlights.

FIRST FLOOR: Mezzanine landing with stairs to primary landing, door to:

CLOAKROOM: Close coupled w.c., wall mounted wash hand basin with mixer tap, ceramic tiled surrounds, double glazed frosted window to rear aspect, ceiling spotlights.

PRIMARY LANDING: Staircase rising to top floor, radiator, tall sash window top side aspect.

BEDROOM 2: 15'7" x 14'10" Double glazed sash window to rear aspect with radiator under, high ceiling with coving, picture rail, central chimney breast with surround fireplace and cast iron inlay.

BEDROOM 1: 21'0" into bay window x 15'5" maximum. Double glazed bay window to front aspect with shelf under, range of louvre doored built-in wardrobes to one wall with hanging space, shelving and high level storage cupboards over, ceiling coving and spotlights, picture rail, double radiator, door to:

EN-SUITE SHOWER ROOM: Ceramic tiled flooring with underfloor heating, large shower cubicle with star shaped shower head and separate shower attachment, plinth with granite top and circular wash hand basin, large mirror to one wall, concealed cistern w.c., double glazed frosted window to front aspect, chrome heated towel rail.





SECOND FLOOR: Mezzanine landing, stairs to top floor.

BATHROOM: White suite comprising; P shaped panelled bath with wall mounted mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, ceramic tiled surrounds, mirror, double glazed frosted window to rear aspect, heated towel rail.

TOP FLOOR: Landing, feature arched window to side aspect, built-in storage cupboard.

WALK-IN LOFT SPACE/ STORE: 7'9" x 6'0" Range of shelving, slight eaves to ceiling restricting headroom.

BEDROOM 3: 16'6" x 15'9" Slight eaves to front ceiling restricting headroom, feature arched topped double glazed window to front aspect, radiator, surround fireplace.

BEDROOM 4: 15'7" x 15'0" Slight eaves to rear ceiling restricting headroom, arched double glazed windows to rear aspect, built-in cupboard to one side of chimney breast, radiator.

LOWER GROUND FLOOR: Door and staircase from reception level, side pedestrian door providing separate access.

HALLWAY: Wood laminate flooring, understairs storage cupboards inc., wine cellar with brick pillars and wooden shelving, doors to primary rooms.

FAMILY ROOM: 20'7" x 13'10" Red and black checked tiled flooring, double glazed bay window to front aspect, radiator, central chimney breast with storage inlay and built-in cupboards to either side, ceiling height 7'0"

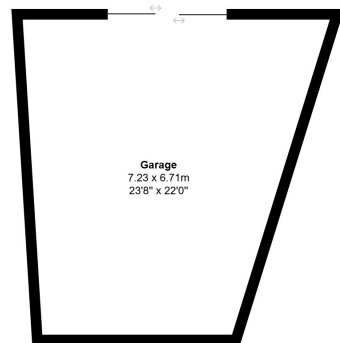
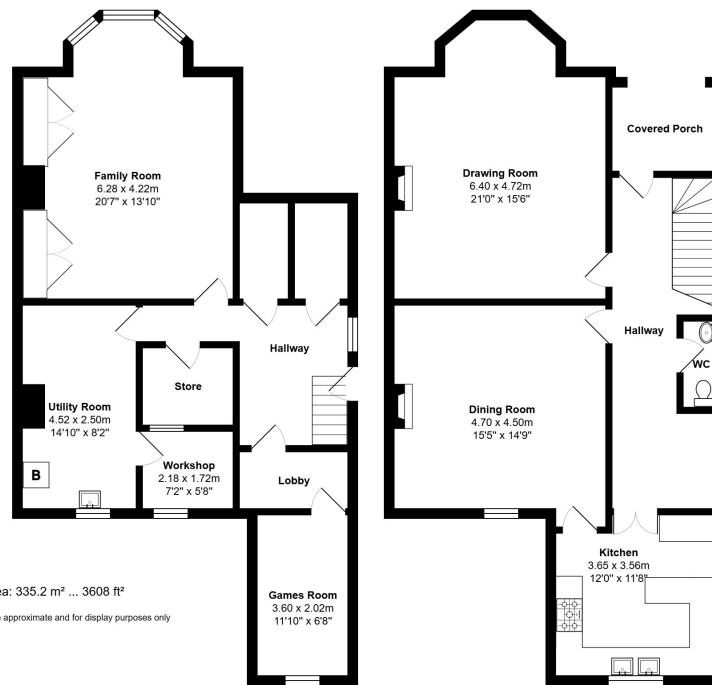
UTILITY ROOM: 14'10" x 8'2" Washing machine point, wall mounted boiler supplying domestic hot water and central heating (not tested), butler style sink with tiled splashback, double glazed window to rear aspect overlooking garden, ceiling height 7'2".

WORK SHOP: 7'2" x 5'8" Window to rear aspect, borrowed light window to store room/larder, approximate ceiling height 7'0"

GAMES ROOM: 11'10" x 6'8" Window to rear aspect.

STORE ROOM / LARDER: 7'0" x 5'8" Range of shelving, approximate ceiling height 7'0"





Total Area: 335.2 m² ... 3608 ft²
All measurements are approximate and for display purposes only



OUTSIDE: The rear garden is enclosed by brick retaining walls on all sides with shrubs, bushes and covered area, steps and gateway leading to rear, access to garage & car parking facilities.

GARAGE: Angular in shape, maximum width 22'0" x 23'8" in depth, narrowing at one end to approx. 13'0" outside the garage and enclosed by retaining walls accessed via gateway is a private parking and turning area which provides right of pedestrian access to the neighbouring property.

AGENTS NOTES:

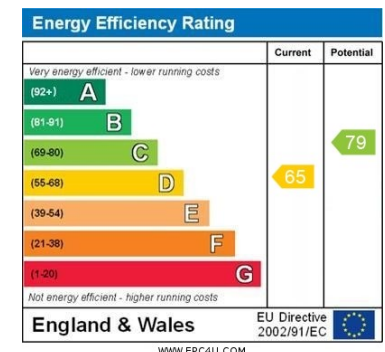
Council Tax Band E -

Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com/fibrechecker)

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))



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 © 2025 Fine & Country Ltd.



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