



15 Driftwood Gardens

Southsea | Hampshire | PO4 9ND

FINE & COUNTRY

STEP INSIDE

15 Driftwood Gardens | £900,000 | Freehold

Driftwood Gardens is an exclusive development of twenty four detached homes which are set just off the Victorian promenade in what is considered by many to be a very desirable & quiet backwater location. This 1980's built family home has been in the same ownership since new and is offered with a landscaped garden, off road parking, a garage and no forward chain. The accommodation is arranged over two floors and comprises; hallway, shower room, 22' sitting room opening to a separate dining room and kitchen/breakfast room on the ground floor with four bedrooms, a family bathroom and en-suite bathroom on the first floor. Some up-dating may be considered, however the property is offered in excellent condition throughout with central heating, double glazing and fitted floor coverings. Being located just a moments stroll from the waterfront, the property is also within easy reach of local shopping amenities, bus routes, commutable road links, Bransbury Park recreation ground, local schools and community centre, as well as Southsea Marina and boat yard. Early internal viewing is strongly recommended in order to appreciate both the accommodation and potential on offer.

TO FIND THE PROPERTY: From South Parade Pier proceed along the promenade Eastney Esplanade in an easterly direction, passing the former Royal Marines Barracks on the left hand side, continue left into

Henderson Road, then first left into Driftwood Gardens where No.15 can be found on the central island.

ENTRANCE: Lowered kerb leading to concrete hardstanding for two cars to the front of the garage with shrub borders, pedestrian gate to rear garden, meter cupboard, rockery style front garden, to the left hand side of the property is high fencing and gate leading to primary garden, covered porch with brick pillars and lighting, main front door leading to:

FOYER: Glazed panelled door with panelling to either side leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard housing electric meter, textured ceiling, panelled doors to primary rooms, central heating control switch, double radiator.

SITTING ROOM: 22'3" x 13'5" Wood fire surround with granite inlay and hearth, double glazed leadlight window to one side of chimney, full height sliding double glazed door leading to the garden with windows to either side, two double radiators, twin doors leading to:

DINING ROOM: 13'7" x 11'4" Double glazed window to rear aspect with leadlight panels and low sill overlooking garden, radiator, door to:







KITCHEN / BREAKFAST ROOM: 19'1" x 12'5" **Utility area:** with work surface, single drainer stainless steel sink unit with mixer tap, washing machine point, ceramic tiled surrounds, double glazed door with window to one side leading to rear garden, door to hallway, double radiator ceramic tiled flooring, low level peninsular breakfast bar divide leading to **Kitchen:** Comprehensive range of matching wall and floor units with tiled work surface, inset twin drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, inset Zanussi hob with drawers under and extractor hood, fan and light over, eye-level Bosch double oven and grill with cupboards over and under, tall larder style unit, space for fridge/freezer, matching tiled flooring, double glazed windows overlooking rear garden, ceramic tiled surrounds.

SHOWER ROOM: Shower cubicle with Mira shower and sliding door, louvre doored cupboards and shelving to either side, one cupboard housing Aztec boiler supplying domestic hot water and central heating (not tested) vanity unit with wash hand basin and mixer tap, concealed cistern w.c., high level double glazed frosted window to front aspect, ceiling spotlights, radiator.

FIRST FLOOR: Landing with double glazed window to side aspect, access to loft space, panelled doors to primary rooms, built-in airing cupboard housing hot water cylinder (not tested) and shelving, radiator.

BEDROOM 2: 12'11" x 12'6" Double glazed leadlight windows to rear aspect overlooking garden, radiator, floor to ceiling built-in sliding doored mirror fronted wardrobes to one wall with hanging space and shelving.

FAMILY BATHROOM:

Suite comprising: double ended panelled bath with wall mounted mixer tap, shelf to one end with cupboards under and circular sink with mixer tap, concealed cistern w.c., with shelf over, shower area with Triton shower, floor drain away and sliding door, chrome heated towel rail, ceramic tiled to floor and walls, double glazed frosted leadlight window to front aspect.





BEDROOM 3: 13'7" x 8'2" Built-in double doored wardrobe with hanging space and shelving, double glazed leadlight window overlooking garden, radiator.

BEDROOM 4: 10'0" x 9'0" Double glazed leadlight window overlooking garden, radiator, built-in double doored wardrobe to one wall with hanging space and shelving.

BEDROOM 1: 13'7" x 12'11" Double glazed leadlight window overlooking garden, radiator, textured ceiling, built-in floor to ceiling mirror doored wardrobe to one wall with hanging space and shelving.

EN-SUITE BATHROOM: White suite comprising: corner shower cubicle with Triton shower, floor drain away and sliding door, fully ceramic tiled to floor and walls, chrome heated towel rail, panelled bath with mixer tap, shelf with circular wash hand basin and cupboards under, concealed w.c. with shelf over, corner mirror fronted medicine cabinet, double glazed frosted window to rear aspect, ceiling spotlights.

OUTSIDE: To the rear accessible of the utility area is a paved patio which is enclosed by fence panelling on all sides and pathway leading to primary garden. Side pedestrian gate leading to front garden, door to garage.

The primary landscaped garden is accessible from the living room and is enclosed by fencing on all aspects. The garden is mainly paved with flowering shrub borders, evergreens and bushes, pergola over large patio area, range of rockery areas and pond.

DETACHED DOUBLE GARAGE: 19'8" x 17'7" Twin up and over doors to front aspect, high level storage into eaves, window to rear aspect, lighting and power points, side pedestrian door.

AGENTS NOTES:

Council Tax Band G - Portsmouth City Council

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

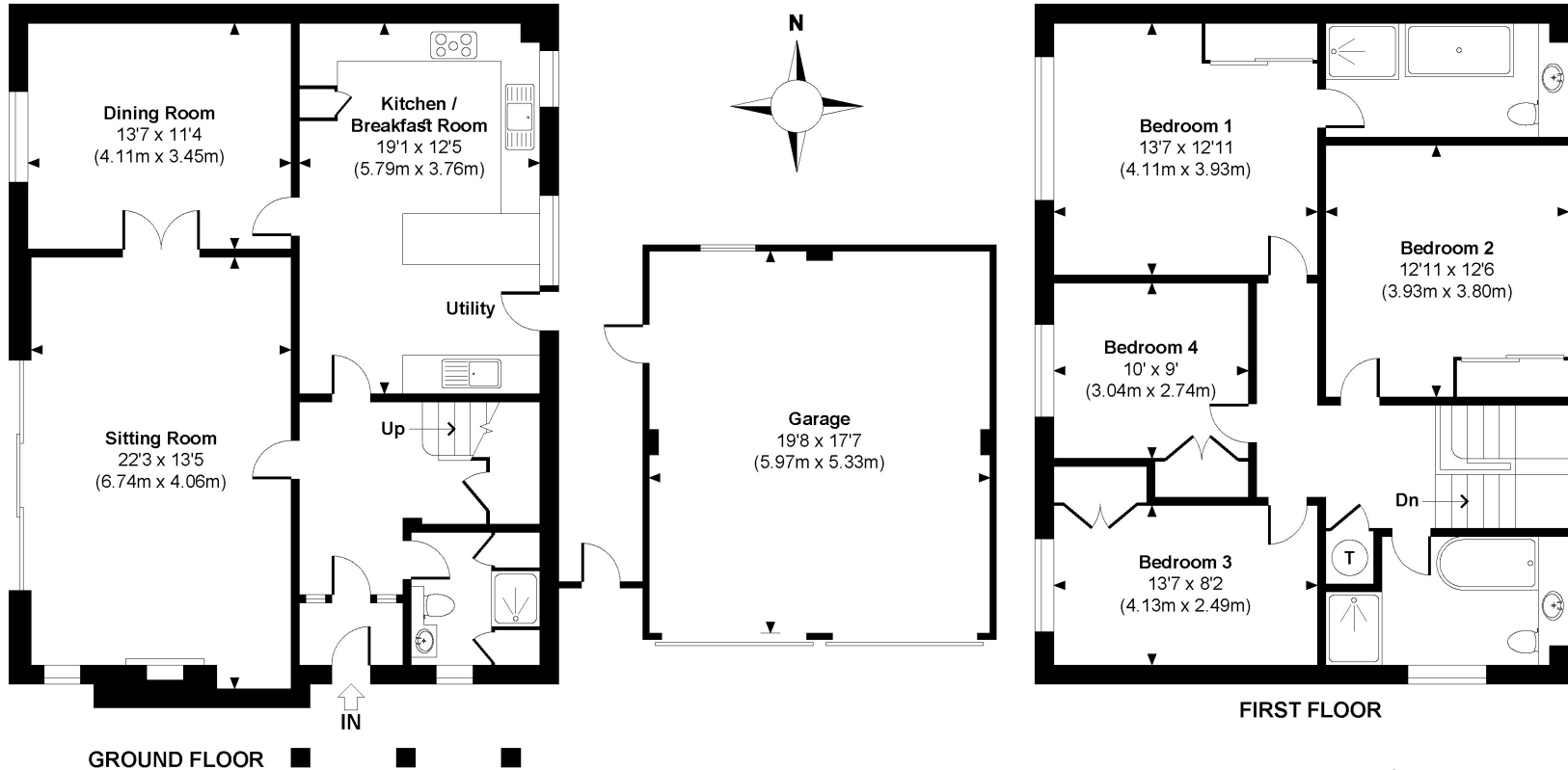
Flood Risk – Refer to -

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



Driftwood Gardens

Approximate Gross Internal Area
Main House = 1740 Sq Ft / 161.68 Sq M
Garage = 343 Sq Ft / 31.82 Sq M
Total = 2083 Sq Ft / 193.50 Sq M



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	42	53	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(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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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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