



Auckland Lodge

37 Auckland Road East | Southsea | Hampshire | PO5 2HB

FINE & COUNTRY

The aesthetically pleasing early Victorian gabled home which sits back from the road behind a high painted retaining wall and shingled driveway. Although the first impressions may be of a small cottage, on entering the property through a central cathedral doorway you are greeted by a split-level hallway with rooms to either side. The accommodation is laid out over two primary floors to the front and three levels to the rear and provides 3055 sq ft of living space comprising: sitting room leading to games room, dining room, kitchen, study, utility room and cloakroom on the lower levels with four bedrooms and a bathroom on the first floor level and a further master bedroom suite including built-in wardrobes and a large en-suite bathroom on the top floor. The property has a wide frontage with extensive car parking facilities, a garage and twin gated entrances protected by large trees ensuring a semi-rural feeling. There are a number of original / period features including wooden shutters, high ceilings, ceiling roses and coving, yet the property has modern touches such as an independent controlled heating system, ethernet cabling, modern bedroom and bathroom fittings and being located just off the Victorian waterfront and Common in a one way street, early internal viewing of this spacious family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE:

To the front is painted and rendered wall with drive in, drive out facilities, to the left hand side of the property is a shingle driveway with brick retaining wall and flowers borders leading to the garage, wrapping to the front of the property is a large shingled area with mature shrubs, trees and further twin gated entrance, enclosed by brick retaining wall, step leading to covered gabled porch with open sides. Feature cathedral style arched top door with leadlight panels leading to:

HALLWAY:

High ceiling, feature architraves, high skirting boards, dado rail, balustrade staircase rising to first floor with steps leading down to lower level rear; built-in shelving.

DINING ROOM:

15'11" x 14'6" High ceiling with picture rail and ceiling rose, twin double glazed full height windows to front aspect with top openers, original shutters, wooden flooring, panelled door to hallway, dimmer switch, two radiators with shelves over; double glazed window to side aspect overlooking driveway, balustrade and steps leading down to door leading to kitchen, power points.

SITTING ROOM:

17'5" x 20'1" maximum. Full height double glazed windows with top openers to front aspect, original shutters, range of shelving to either side with radiators under; chimney breast with wooden mantle and shelf to one side, tiled hearth with living flame coal effect basket fireplace with exposed brick inlay, high skirting boards, power points, ornate ceiling rose and coving, wall lights, glazed doors with windows to either side leading to:

GAMES ROOM:

18'0" x 9'2" Double glazed windows to front aspect overlooking driveway, radiator, pitched ceiling, wall uplighters, sliding double glazed door with matching panel to one side leading to rear garden, high level double glazed window to rear aspect overlooking terrace.

LOWER LEVEL

TO REAR: Built-in storage cupboard housing gas and electric meters with service hatch providing underfloor access, cloaks hanging area, alarm panel, recessed cloak area, double glazed door leading to rear garden.





Step inside

Auckland Lodge

STUDY:

14'1" x 8'6" Range of built-in furniture including workstation with drawers, tall storage cupboard with shelf, open display shelf, cabinet with drawers under; double glazed window to rear aspect overlooking garden, small window to side, radiator; part-glazed panelled door; power points, wall light, built-in cloaks hanging cupboard, door to:

UTILITY ROOM:

13'4" x 6'6" Range of matching wall and floor units with roll top work surface, space for fridge/freezer; wine rack, plumbing for washing machine, inset single drainer sink unit with mixer tap and cupboard space under; double glazed window to rear aspect, vinyl flooring, corner display shelving, door to:

CLOAKROOM:

Low level w.c, corner wash hand basin, fully ceramic tiled to walls, double glazed window to side aspect.

KITCHEN:

14'4" x 9'6" measurements to front of built-in cupboards (12'7" max). Range of matching wall and floor units with work surface over; inset 1½ bowl sink unit with mixer tap and cupboard space under; range of drawer units, integrated 'Neff' dishwasher with matching door; glazed display cupboard over with drawer under; ceramic tiled surrounds, power points, double glazed window overlooking rear garden, inset four ring electric hob with drawers under; extractor hood, fan and light over; corner display shelving; tiled flooring, panelling to ceiling, part-glazed panelled door leading to hallway. Tall built-in storage cupboard, integrated tall fridge/freezer with black door; built-in double doored storage cupboard, inset stainless steel fronted double oven and grill with storage cupboards over and under; tall pull-out larder style unit to one side, doorway with steps leading to dining room, double glazed window to side aspect, ceramic tiled flooring.

FIRST FLOOR:

Mezzanine landing to rear with staircase rising to primary landing, dado rail, high skirting boards, radiator, doors to primary rooms, deep storage cupboard with rail.

BEDROOM 4:

14'5" x 12'8" Double glazed window to rear aspect with radiator under; power points, wood laminate flooring, currently arranged as home office with range of book shelving,

workstation and drawers, tall built-in storage cupboards with range of shelving, one housing 'Vaillant' boiler supplying domestic hot water and central heating (not tested), panelled door:

BATHROOM:

White suite comprising: panelled bath with hand grips, mixer tap with separate shower over and folding shower screen, heated towel rail, double glazed window to rear aspect, concealed cistern w.c with shelf over; vanity unit with wash hand basin, mixer tap and cupboards under; mirror and lighting over; panelled door:

BEDROOM 5:

10'9" x 12'8" Double glazed window to rear aspect, wood laminate flooring, double glazed window overlooking terrace to side with radiator under; recess with range of shelving and hanging rail, panelled door; power points, access to mezzanine storage area (previously used as a sleeping area, restricted in height).

SECOND FLOOR:

Main landing with window to front aspect, power points, dado rail, balustrade staircase rising to rear mezzanine.

BEDROOM 3:

16'1" x 12'0" Double glazed window to side aspect with radiator under; original built-in wardrobes with hanging rail, panelled door; power points.

BEDROOM 2:

16'1" x 14'0" Double glazed window to side aspect with radiator under; built-in bedroom furniture including wardrobes with central bed area, further dresser style unit with drawers under and glazed panelled doored display shelving and book shelving over; further range of low level chest of drawers with work surface over; book shelving, vanity unit with oval wash hand basin, mixer tap and cupboard space under; slight eaves to front and rear ceiling restricting headroom, panelled door; power points.

TOP FLOOR:

Landing to rear, double glazed window to side aspect, built-in narrow cupboard with range of shelving, door to:







BEDROOM 1:

17'0" x 12'3" (18'11" max) measurements to front of built-in wardrobe. Comprehensive range of built-in bedroom furniture including bedside low level chest of drawers with matching drawers to either side, zoned ceiling spotlights, double glazed window to side aspect with radiator under; floor to ceiling built-in wardrobes with hanging space and shelving, further dressing area with range of low level storage cupboards and drawers, double glazed window o rear aspect, further range of built-in wardrobes to one wall, two with mirror fronted doors, leading to false wardrobe directly into:

EN-SUITE BATHROOM:

12'3" x 10'5" Ceiling spotlights, narrow floor to ceiling built-in storage cupboard with range of shelving, low dividing wall with twin oval sink units with surface to either side, mixer taps, cupboards and drawers under; double glazed window to rear aspect, recess with white bath, hand grips and mixer tap, spotlights over; concealed cistern w.c with shelf over and storage cupboards to either side, double glazed window to side aspect, radiator; shower cubicle with sliding panelled door; matching wood laminate flooring.

OUTSIDE:

To the front is painted and rendered wall with drive in, drive out facilities, to the left hand side of the property is a shingle driveway with brick retaining wall and flowers borders leading to the garage, wrapping to the front of the property is a large shingled area with mature shrubs, trees and further twin gated entrance, enclosed by brick retaining wall, step leading to covered gabled porch with open sides.

To the rear is a raised shingled garden with flower borders and shrubs, raised fish pond, fencing and brick painted retaining wall, further L shaped flower beds with shrubs and bushes, patio area directly to the rear of the games room with steps and railings leading to roof top terrace (over utility room).

GARAGE:

24'5" x 18'5" maximum, ceiling height 9'2" to beams, large up and over door; cold water supply, stop cock, window to side aspect, pedestrian door leading to rear garden, power points. (We understand from the current owners the garage was built to house a caravan or high sided vehicle and that the supports should be sufficient to support a roof terrace or extension (subject to planning)).

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in a westerly direction taking the second exit at the roundabout into Clarence Parade, take the first road on the right into Lennox Road South, then first left into Auckland Road East, where 'Auckland Lodge' can be found a short distance along on the right hand side.

VIEWING: Strictly by appointment with Fine & Country
Telephone 023 93 277 277

Local Authority: Portsmouth City Council

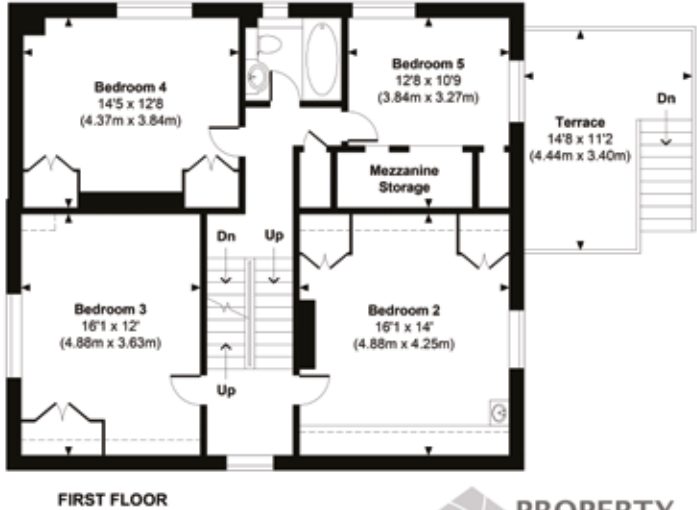
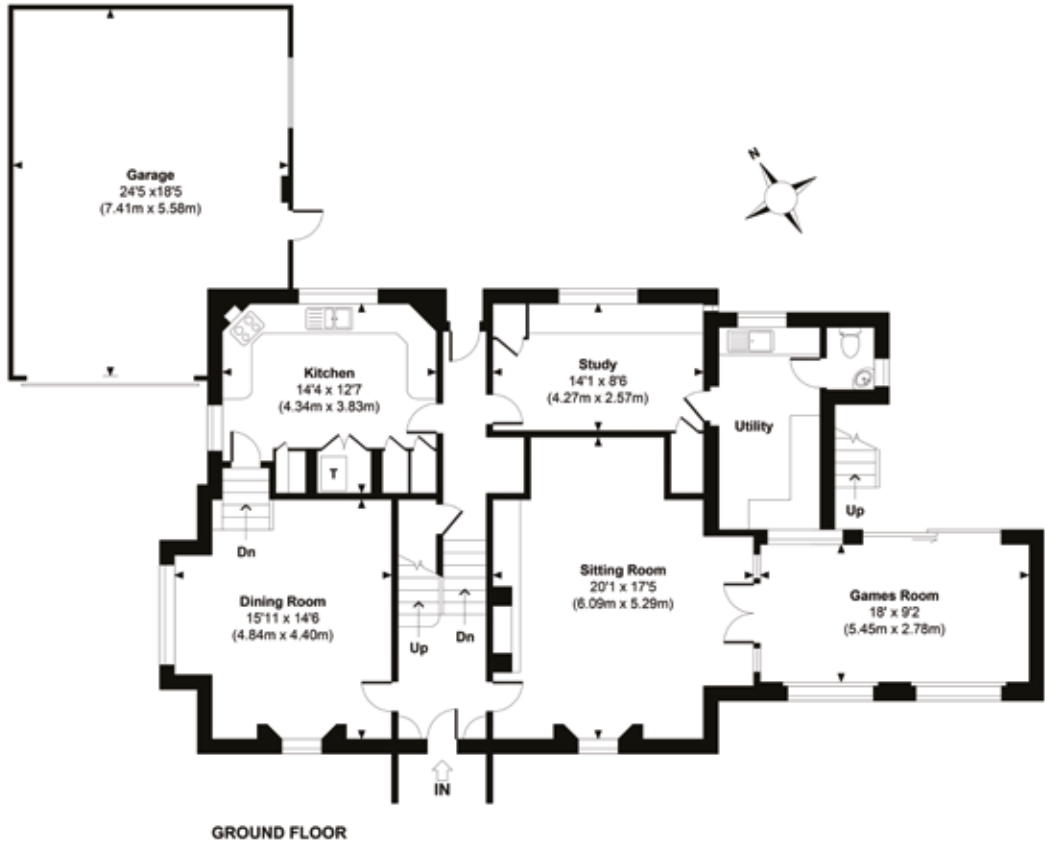
Services: Mains Gas, Electricity and Water



Auckland Road East

Approximate Gross Internal Area
Main House = 2641 Sq Ft / 245.38 Sq M
Garage = 414 Sq Ft / 38.46 Sq M
Total = 3055 Sq Ft / 283.84 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with restricted height less than 1.5m but excludes Void.



Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans
 Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All 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 responsibility is taken for any error, omission or misrepresentation.



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 © 2018 Fine & Country Ltd. Printed 26.07.2018



Fine & Country
Tel: +44 (0)23 93 277277
drayton@fineandcountry.com
141 Havant Road, Drayton, Hampshire PO6 2AA

