

This beautifully presented Grade II Listed Georgian town house which was built around 1830 by the builders of the adjacent Lysses House Hotel and is situated within the Fareham High Street Conservation Area and just a short walking distance to several major supermarkets, medical centre, dentists, shopping centre, fuel station, and Fareham Quay yacht marinas, cricket club, golf club, gym, etc. This delightful family home is also with walking distance to main line Railway Station, main Bus Station (including National Express Coaches) and less than 1 mile from the M27.

Entrance Hall:-

Parquet flooring, high ceiling, coat rail, original heavy duty door furniture, arch window over inner door, fitted with ornamental ironwork.

Hall:- 18' x 12' 11" (5.48m x 3.93m) Maximum Measurements

Oak Parquet flooring, high ceiling with arch, dado rails., cast iron radiators (2), arch window over door to rear reception room also with ornamental iron work, heating thermostat. Original door bell. Stairs to upper floor with ornamental Mahogany bannisters, fitted stair carpet.

Cloak Room:-

Low level W.C. and wash basin. Amtico flooring. Opening window with ornamental Ironwork to the outside.

Basement:-

Accessed by a door under the stairs. Stone steps down to the large basement area which is divided into three parts, storage, a pantry and workshop. The basement has good height with recessed Halogen lighting, is dry and insulated. The Pantry section currently houses freezers, a fridge, stone wine racks, dry storage shelving. The workshop area has storage units and work tops. A double glazed opening window is provided, as is a radiator for heating. The electric supply has a generator switch was fitted as a precaution during the pandemic to plug in a generator to quickly run the house supply, such as fridges, freezers, heating pumps, computers, lights. Automatic emergency lights are provided in the basement and kitchen.

Front Reception Room:- 16' 7" x 13' 2" (5.05m x 4.01m)

Used by the vendors as an office for the Yacht Survey business. High (11 feet) ceiling with ornamental coving and ceiling centre piece, high skirting boards, timber shutters to the front facing sash window with secondary glazing. A leaded window is also fitted to the side. Original Pine floorboards, picture rails and dado rail. Two radiators, fitted with custom made ornamental covers. Adam style fire surround with Marble base and back. Antique French wood burning stove with oven and hot plate in good working order.

Rear Reception Room:- 22' 8" x 11' 5" (6.90m x 3.48m)

A large room with Oak floor boards, dado rails, picture rails. High (11 feet) ceilings with ornamental plaster centre roses (2). French doors opening on to the garden with shutters, sash window with secondary glazing and blind. Fitted cupboards to one end with shelving and lights. Two cast Iron radiators and a recently fitted air conditioning / heat pump.

Kitchen:- 18' 9" x 7' 5" (5.71m x 2.26m)

Oak units with Karndean flooring and Granite worktops. Recessed LED lighting, radiator, sash window with secondary glazing and blind, dishwasher and freezer, butler sink, gas range cooker with matching extractor unit. Floor standing concealed gas boiler. Door to rear garden.

Half Landing:-

Airing cupboard with hot water cylinder. Passage to rear bedroom, with round window, Oak flooring.

Shower Room:- 8' 4" x 4' 10" (2.54m x 1.47m)

With Mira electric shower, wash basin, W.C., electric towel heater, ornamental opening round window, extractor fan, cupboard, shelving.

Bedroom 3:- 12' 6" x 10' 6" (3.81m x 3.20m) Plus Recesses

With dual aspect windows which are double glazed, with blinds. Radiator, carpet. Views to rear. LED lighting.

Main landing:-

Oak flooring, high ceiling. Cast Iron radiator.

Mezzanine home office area:-

Feature arched window. Carpet. Access to loft space. Loft space has light and power, part boarded suitable for storage. Access to roof for maintenance is via a double glazed sky light.

Bedroom 1:- 19' 4" x 11' 4" (5.89m x 3.45m)

A large, full width room, originally two bedrooms, which could be converted back. Feature arch room divider. Cast Iron radiators (2), high ceiling, Oak floor boards, shutters to one sash window and secondary glazing to the other sash window. Dado rails and picture rails. Stairs to a walk in wardrobe with shelving, lighting and hanging rails. Views from both windows.

Bedroom 2:- 14' 1" x 13' 2" (4.29m x 4.01m)

Sash window with original shutters and secondary glazing. High ceiling, dado rail, picture rail, ceiling rose. Oak floor boards, cast Iron radiator. Attractive stone fireplace with cast Iron ornamental inset, fitted with a gas coal fire.

Bathroom:- 9' 3" x 6' 9" (2.82m x 2.06m)

Oak floor boards, high ceiling, dado rail, picture rail, feature timber half paneling, sash window with secondary glazing, blind. Ornamental bath with cast Iron feet and shower hand set, W.C., basin, heated towel rail with cast Iron radiator.

Utility Cupboard:-

Located outside the bathroom, with separate washing machine and dryer units and storage above.

External frontage:-

Set back from the pavement with Iron railings over a stone wall, with double Iron gates. Original stone flagstones, original bell pull, Iron boot scrape, original front door with heavy brass furniture. White painted smooth rendered finish to the walls with portico over the front door. Three sash windows.

Side elevation:-

With leaded window, cloakroom window with ornate ironwork, circular and arch windows. Access to the rear garden by a lockable timber door. Drive is shared between No. 48 and 49 only for vehicles, with foot use by No. 50. Bin storage area alongside the fence of No. 48. No.49 has a right of way over the driveway with vehicles.

Barn:-

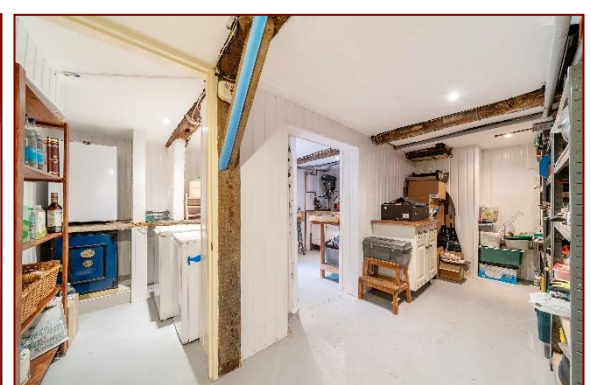
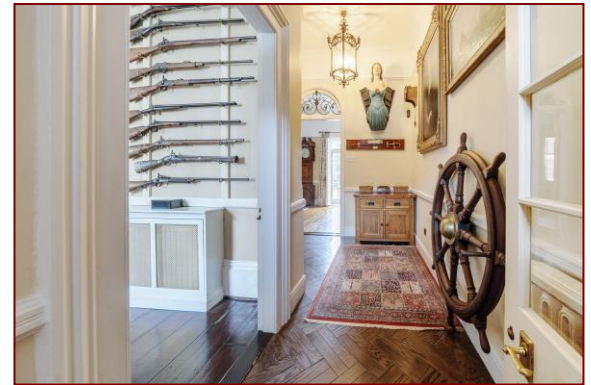
The drive gives vehicle access to the barn which can accommodate two vehicles and is also used as a workshop, log store, with work benches and a large storage area in the boarded roof space. There are ample power sockets and good lighting. A rainwater harvester tank system is fitted to provide stored water for car washing and garden watering via an electric pump and hose reel. An electric winch has been provided for lifting boats and similar heavy items.

Rear Garden:-

Accessed from the Kitchen or from the lockable side gate leading onto the drive. The rear garden is very private, quiet and secure, with brick walls and fencing providing the boundaries. A useful brick outbuilding for storage is provided. The garden is level and easy to maintain, with paving stones and edge borders including established trees and shrubs. There is a useful outside sink and tap, lighting and power sockets. A large ornamental fountain is located in the centre of the paved area.

Note:-

Vendors are no smoking vegetarians. There are no pets at the property. All services connected.



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band F

Tenure: - Freehold

Property Type: - Semi-Detached House

Property Construction: - Traditional - Brick

Electricity Supply: - Mains

Gas Supply: - Mains

Sewerage: - Mains

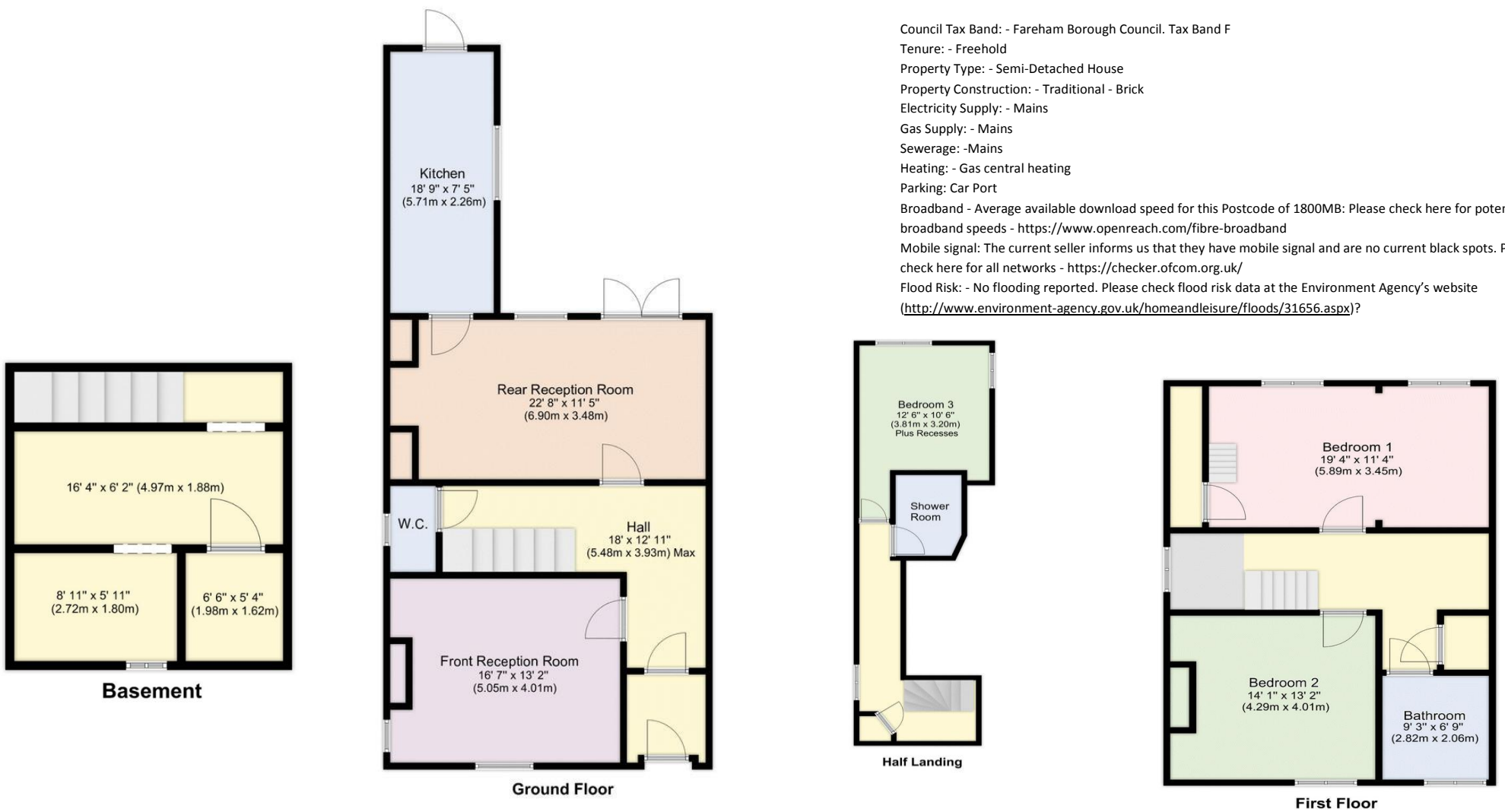
Heating: - Gas central heating

Parking: Car Port

Broadband - Average available download speed for this Postcode of 1800MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?



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