



## The Coach House

5 St Edwards Road | Southsea | Hampshire | PO5 3DH

FINE & COUNTRY

# STEP INSIDE

The Coach House | £675,000 | Freehold

A unique opportunity to acquire a detached Coach House that was built in 1995 to a bespoke architectural design, the L shaped accommodation is arranged over two floors, providing 1403 sq ft of living space over two floors, comprising: hallway, sitting room, bedroom 3 / study, cloakroom, 21' kitchen / breakfast room and garage on the ground floor with two bedrooms, the primary one having an en-suite bathroom and separate family bathroom on the first floor. The property is hidden behind a high retaining wall with a remote-control sliding gate leading to car hardstanding and the garage, there is also side pedestrian access leading to the courtyard garden. The property is offered with double glazing, gas fired central heating and no forward chain. Located in a backwater, yet within easy access to local shops, bus routes, the Victorian promenade, Gunwharf Quay retail outlets, Portsmouth Harbour mainline railway station with a regular service to London Waterloo, and within walking distance to some highly regarded private schools including Mayville and the Portsmouth Grammar School. The property is not only unique in design but also unique in its facility of having private parking in the centre of the city, early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

**ENTRANCE:** Lowered kerb with residents' road markings, 7' high wall with sliding remote control gate providing vehicular access leading to hardstanding and garage, pedestrian gate leading to courtyard garden.

**COURTYARD GARDEN:** 27'2" x 23'0" Hardstanding to the front of the garage, high retaining wall with trellis, curved raised brick area with pebble inlay, cold water tap, central raised patio area and pathway leading to main front door, lighting, double glazed main front door leading to:

**HALLWAY:** Wood laminate flooring, ceiling spotlights and coving, dog-legged balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, panelled doors to primary rooms, double radiator.

**SITTING ROOM:** 16'1" x 13'7" Twin French doors leading to courtyard, wood laminate flooring, ceiling spotlights and coving, high level double glazed window with blind to front aspect, radiator with cover over, granite stone surround fireplace with hearth, dimmer switches.

**BEDROOM 3 / HOME OFFICE:** 10'6" x 9'0" Double glazed window to side aspect with radiator under, wood laminate flooring, ceiling coving, free standing wardrobes to one wall with twin mirror fronted doors and drawers under.







**CLOAKROOM:** Low level w.c., pedestal wash hand basin with tiled splashback and mixer tap, extractor fan, window to side aspect, radiator, vinyl flooring.

**KITCHEN INC. DINING & FAMILY AREA:** 21'3" x 12'0" Feature vaulted ceiling measuring approximately 11'3" in height with inset spotlights, French doors leading to courtyard garden, door to hallway.

**Dining area:** Wood laminate flooring, dimmer switches, spotlights, double radiator, peninsular style divide leading to:

**Kitchen:** Range of built-in storage cupboards and drawers, Neff dishwasher with matching door, inset 1½ bowl sink unit with mixer tap and cupboards under, electric hob with Neff oven under and extractor hood, fan and light over, one wall mounted unit with glazed shelving, tiled surrounds and splashbacks, dresser style unit with cupboards over, tall larder style cupboard, integrated fridge and freezer with matching doors, door to:



**GARAGE:** 18'6" x 8'4" Remote controlled roller up and over door, access to loft space via extendable ladder, range of shelving, to one end is a work surface with single drainer stainless steel sink unit, mixer tap and cupboards under, space and plumbing for washing machine and tumble dryer, wall mounted Ideal boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, power points, fluorescent tube lighting.

**FIRST FLOOR:** Landing with window to side aspect, balustrade, high vaulted ceiling, radiator, panelled doors to primary rooms.

**BEDROOM 1:** 16'8" decreasing to 11'0" x 14'11" decreasing to 7'2" L shaped, high vaulted ceiling measuring approximately 11' in height, dual aspect double glazed windows to front and side overlooking courtyard with views towards the iconic Clock Tower, wall lights,.





**EN-SUITE BATHROOM:** White suite comprising: Panelled bath with mixer tap, separate shower over with folding shower screen, pedestal wash hand basin with mixer tap, ceramic tiled to half wall level, raised shelf with storage under, concealed cistern w.c., wood laminate flooring, mirror fronted medicine cabinet, double glazed frosted window to side aspect, extractor fan, ceiling spotlights.

**FAMILY BATHROOM:** White suite comprising: Panelled bath with mixer tap and shower attachment, ceramic tiled to half wall level, frosted double glazed window to side aspect, concealed cistern w.c., vanity unit with wash hand basin with mixer tap and cupboards under, shaver point and light, extractor fan, ceiling spotlights, radiator.

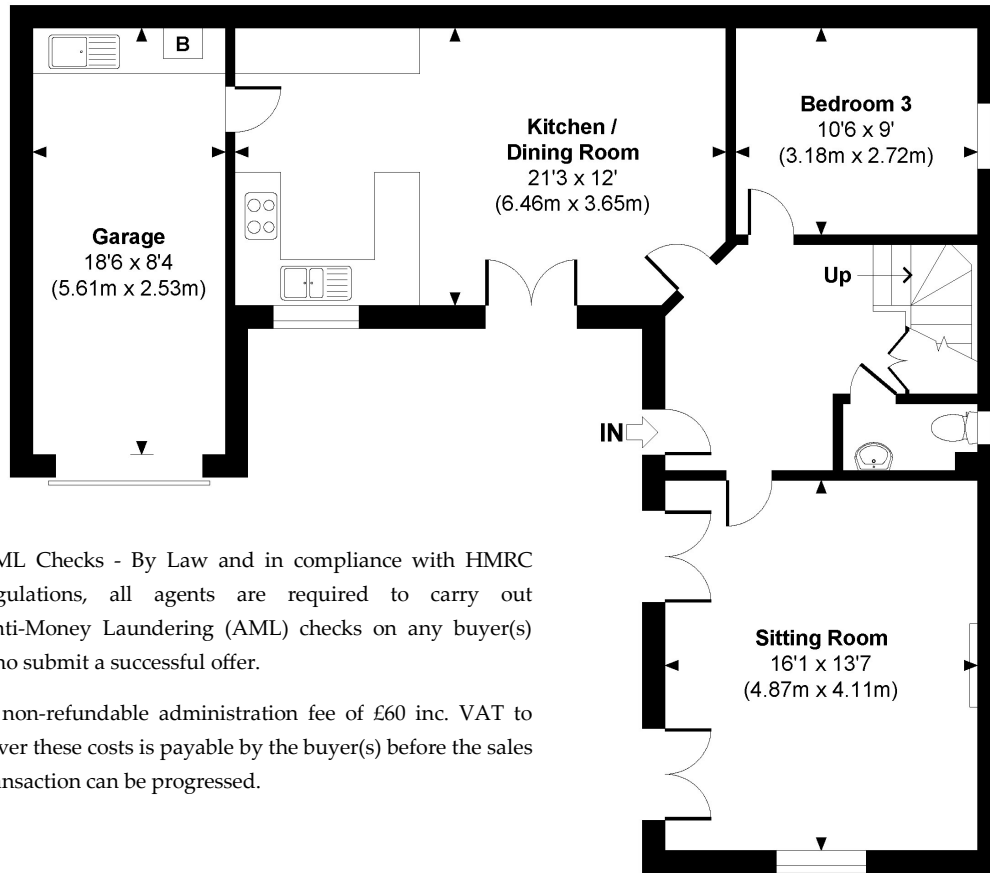
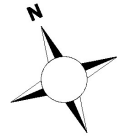
**BEDROOM 2:** 14'11" maximum x 12'10" maximum. Double glazed window to side aspect overlooking courtyard and towards the iconic Clock Tower, range of built-in bedroom furniture including wardrobes with mirror fronted doors, radiator.

**OUTSIDE:** Enclosed courtyard style garden with French doors leading to dining area and sitting room.

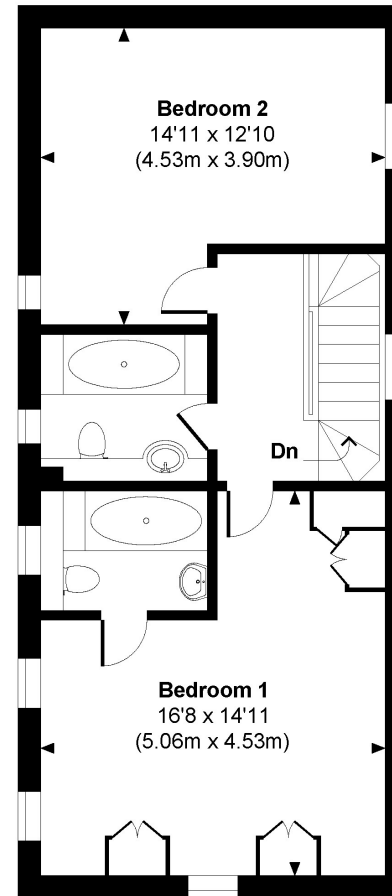


# The Coach House

Approximate Gross Internal Area  
 Main House = 1250 Sq Ft / 116.11 Sq M  
 Garage = 153 Sq Ft / 14.19 Sq M  
 Total = 1403 Sq Ft / 130.30 Sq M



**GROUND FLOOR**



**FIRST FLOOR**



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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.

**TO FIND THE PROPERTY:** From St. Jude's Church proceed into Grove Road South, taking the first road on the left hand side into Queens Crescent, then right into Queens Place, bear left at the end of the road into St. Edwards Road continuing towards Castle Road, where The Coach House can be found on the right hand side.

**AGENTS NOTES:**

Council Tax Band F -

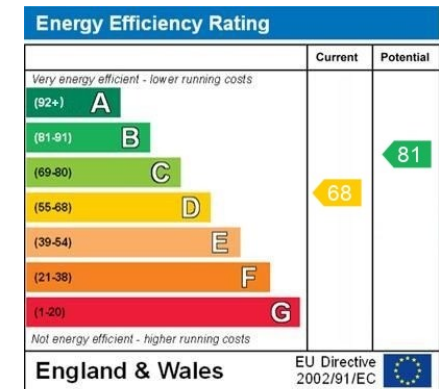
Portsmouth City Council

Broadband – ADSL/FTTC

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

Flood Risk – Refer to -

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



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