





Offers in excess of £1,100,000

77 Carmarthen Avenue

Portsmouth, PO6 2AG

- STUNNING EXTENDED AND MODERNISED 1930'S DETACHED FAMILY HOME
- TUCKED AWAY AT THE END OF A HIGHLY DESIRABLE TREE-LINED CUL-DE-SAC
- OVER 2,900 SQ FT OF VERSATILE ACCOMMODATION
- SELF-CONTAINED GROUND FLOOR ANNEXE
- SOUTH/WEST ASPECT GARDEN WITH SUMMER HOUSE AND ENTERTAINING TERRACES
- OCCUPYING A PLOT OF JUST OVER A QUARTER OF AN ACRE
- ELEVATED POSITION BACKING DIRECTLY ONTO OPEN PARKLAND
- FIVE FIRST FLOOR BEDROOMS
- IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM
- CITY, COASTAL AND PARKLAND VIEWS

Occupying an enviable position at the very end of one of Drayton's most sought-after tree-lined avenues, this substantial 1930s detached residence enjoys a unique setting bordering open parkland, with an elevated position that affords far-reaching views towards the city and coastline. Beautifully extended and comprehensively modernised, the property offers over 2,900 sq ft of versatile accommodation, perfectly suited to modern family living whilst retaining the character and proportions synonymous with homes of this era.



Set within a plot of just over a quarter of an acre, the property immediately impresses with its commanding presence and generous frontage. Internally, a welcoming reception hall sets the tone, showcasing the space and quality that continues throughout the home.

The heart of the property is undoubtedly the stunning open-plan kitchen/dining room. Expertly extended and thoughtfully designed, this exceptional space features a large central island, quality cabinetry, expansive work surfaces and ample room for both dining and entertaining. Flooded with natural light from skylights and glazed doors opening onto the rear terrace, it creates a seamless connection between indoor and outdoor living. Complementing this space is a separate bay-fronted sitting room, providing a cosy retreat away from the hub of the home, whilst a utility room and cloakroom add further practicality.

A particularly valuable feature is the self-contained ground floor annexe, offering outstanding flexibility for multi-generational living, dependent relatives, guests or even potential income opportunities. The annexe comprises a generous double bedroom, separate sitting room, its own kitchen, two bathroom facilities and direct access to the rear gardens, allowing complete independence from the main house if required.

The first floor provides five well-proportioned bedrooms, arranged around a spacious landing. The principal bedroom is an impressive retreat with extensive fitted wardrobes and attractive elevated views. Bedroom two enjoys direct access to a private balcony, perfectly positioned to take in the surrounding greenery and distant city and sea views. In total, the property benefits from three bathrooms, ensuring ample facilities for larger families and visiting guests alike.

Outside, the south-westerly facing rear garden is a true highlight. Extending to over a quarter of an acre, the garden offers a wonderful degree of privacy and sunshine throughout the day, with expansive lawns, mature planting, entertaining terraces and a summer house. The elevated setting adjoining parkland creates a remarkable backdrop rarely found within such a convenient residential location.

Carmarthen Avenue is widely regarded as one of Drayton's premier addresses, prized for its mature tree-lined environment, generous plots and close proximity to excellent local schools, amenities and transport links. Homes in this position, particularly those backing directly onto open parkland and offering such extensive, versatile accommodation, are exceptionally rare.



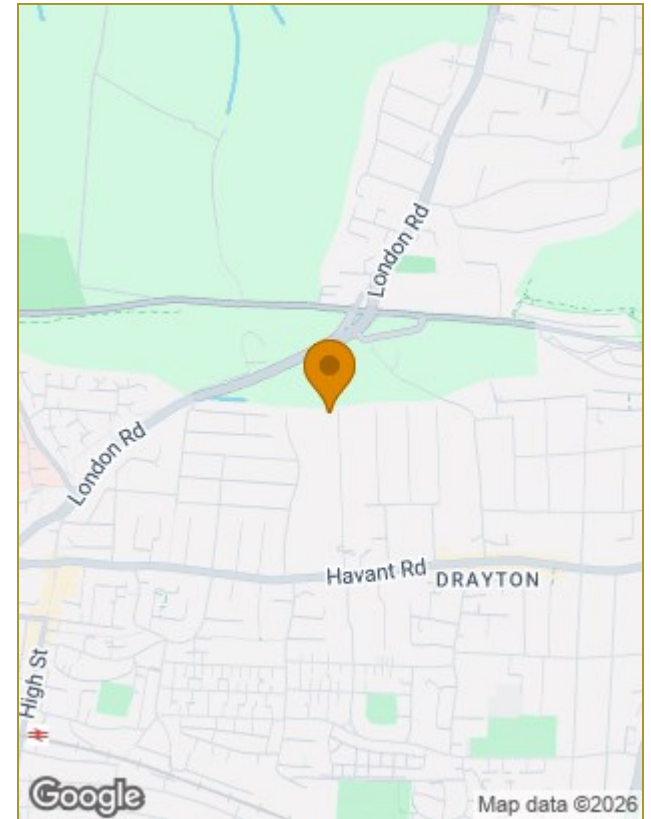




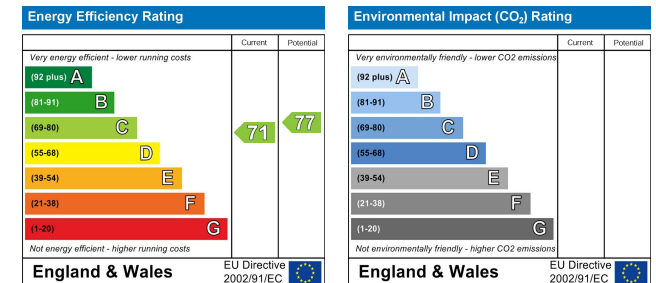
Floor Plans



Location Map



Energy Performance Graph



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