



**Nesbits**

Established 1921

**14 Beverley Grove, Farlington, Portsmouth, PO6 1BP**

**Price £875,000**

## 14 Beverley Grove, Farlington, Portsmouth, PO6 1BP

Enjoying a highly favoured HILLSLOPES LOCATION commanding panoramic views, this substantially re-built and much extended FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE is luxuriously appointed throughout. Beverley Grove runs between Woodfield Avenue and Portsdown Hill Road, upon the upper south slope of Portsdown Hill. This sought-after residential address, to the north of the main Havant Road and virtually mid-way between Cosham and Havant town centres, places a wide range of public amenities within comfortable reach, including: recreation space, local shops, bus services, various schools, main-line stations, and motorway links. The subject of recent in-depth re-modelling and renovation, No. 14 now presents as a most impressive three-storey property, the interior stylishly finished and boasting many refinements. The house's outlook is of special note, its elevated position granting to upper rooms a fascinating and delightful panorama encompassing Langstone Harbour and Nature Reserve, Hayling Island and the city of Portsmouth.



Altogether a 1st-class opportunity, this property has much to commend it to discerning buyers. Full details are given as follows and early internal inspection is highly recommended in order to appreciate all that is offered here:

Approached from the south side of the house, via a composite door, to:

#### **ENTRANCE HALL**

17'0 x 5'10 (5.18m x 1.78m)

5 ceiling spotlights. Tiled floor. Feature oak and glass staircase to upper floors having useful recess under.

#### **UTILITY/CLOAKROOM & W.C.**

5'7 x 3'7 (1.70m x 1.09m)

Contemporary white suite comprising: low flush w.c. with concealed cistern and oval handbasin with mixer tap. 'Vaillant' gas fired central heating and hot water boiler. Plumbing for washing machine. Extractor. UPVC and obscure double-glazed window. Tiled floor. Recessed ceiling spotlight.

#### **DUAL-ASPECT LIVING ROOM**

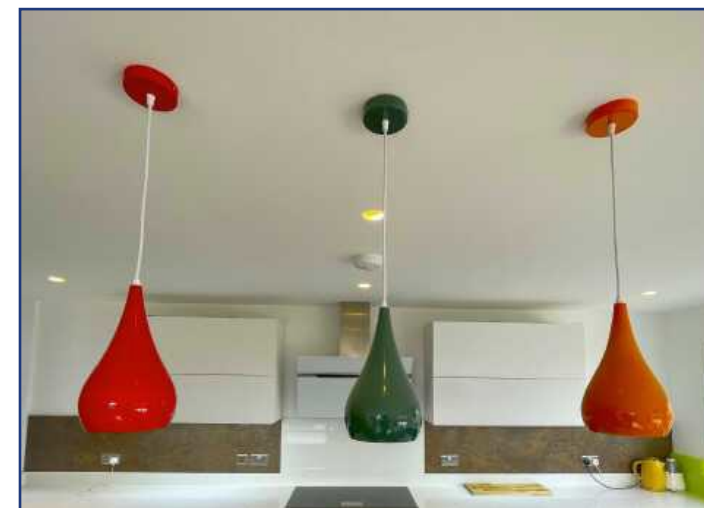
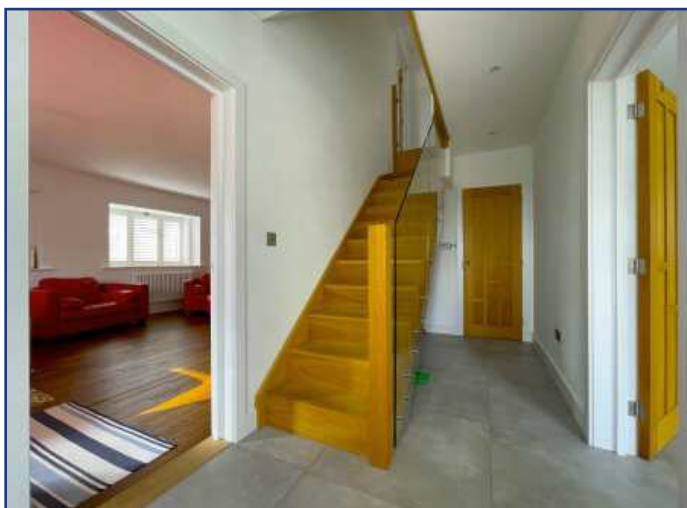
20'4 x 14'9 (6.20m x 4.50m)

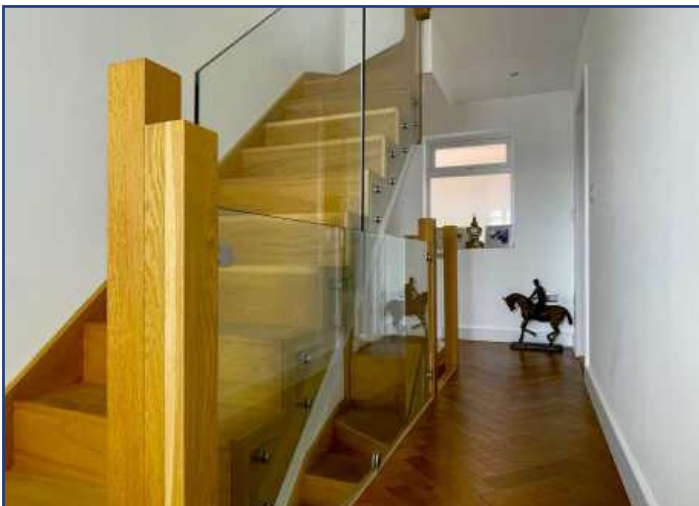
Oak flooring. Two UPVC double-glazed square bays to west elevation; similar window to the south. Two period-style radiators.

#### **DUAL-ASPECT KITCHEN/DINING ROOM**

23'2 x 17'10 (7.06m x 5.44m)

18 recessed ceiling spotlights. Tiled floor. UPVC double-glazed window to south elevation; similar obscure-glass version to the east; bi-fold patio doors to rear garden. Two period-





style radiators.

Kitchen Section: fitted and equipped with a generous range of base and wall cupboards, quartz work surfaces and surround, breakfast bar, inset sink with mixer tap, oven, microwave, induction hob with stylish extractor canopy, 'fridge, freezer, dishwasher, pull-out pantry.

## FIRST FLOOR

### LANDING

7 recessed ceiling spotlights. UPVC double-glazed window to south elevation; similar obscure-glass version to the north. Oak parquet flooring. Period-style radiator.

### DUAL-ASPECT PRINCIPAL BEDROOM

17'11 x 15'5 (5.46m x 4.70m)

Oak flooring. Two UPVC double-glazed windows to south elevation; similar obscure-glass version to the east. Period-style radiator. Square opening to:

### EN-SUITE BATHROOM & W.C.



9'5 x 7'5 (2.87m x 2.26m)

Stylish white suite comprising: low flush w.c. with concealed cistern, rectangular handbasin with mixer tap plus cupboard under, free-standing bath with independent mixer tap/shower attachment. Vertical radiator/towel rail. Tiled walls and floor. UPVC obscure double-glazed window.

### DUAL-ASPECT BEDROOM TWO

14'10 x 11'0 (4.52m x 3.35m)

UPVC double-glazed windows to the south and west elevations. Wood-laminate flooring. Period-style radiator.

### BEDROOM THREE

14'11 x 9'1 (4.55m x 2.77m)

UPVC double-glazed window to west elevation. Wood-laminate flooring. Period-style radiator.

### SHOWER ROOM & W.C.

7'11 x 7'4 (2.41m x 2.24m)

Stylish suite comprising: circular handbasin with mixer tap plus shelf/drawer unit below, low flush w.c. with concealed cistern, and walk-



in "rainforest" shower cubicle. Vertical radiator/towel rail. Tiled walls and floor. UPVC obscure double-glazed window on two sides.

## TOP (SECOND) FLOOR

### LANDING

2 recessed ceiling spotlights. Oak parquet flooring. UPVC double-glazed window to north elevation.

### GUEST BEDROOM SUITE

#### Bedroom

14'10 x 13'6 (4.52m x 4.11m)

6 recessed ceiling spotlights. Oak parquet flooring. Period-style radiator. 'Velux' double-glazed roof window to south slope; adjacent dormer with pair of double-glazed windows.

#### Dressing Room

13'5 x 10'1 (4.09m x 3.07m)

5 recessed ceiling spotlights. Oak parquet flooring. Period-style radiator. 'Velux' double-glazed roof window to south slope. Through to:



## Shower Room & W.C.

13'5 x 7'3 (4.09m x 2.21m)

Stylish suite comprising: oval handbasin with mixer tap plus drawer unit below, low flush w.c. with concealed cistern, and walk-in 'rainforest' shower cubicle. Vertical radiator/towel rail. Tiled walls and floor. 'Velux' double-glazed roof window to south slope; UPVC obscure double-glazed window to east elevation.

## OUTSIDE

FRONT: Depth: 30'0 (9.14m) Width: 23'6 (7.16m) A block-paved deep open forecourt affording OFF-STREET PARKING for 2 or 3 vehicles. Useful recess having gas and electricity meters together with space for refuse and recycling bins.

SIDE: Width: 80'0 (24.38m) Depth: 14'0 (4.27m) To the south of the house is a generous and sunny garden, laid to lawn and paving with walled and fenced surround. Pedestrian gate from forecourt. Foundations, also power/



internet cabling, are in place for the construction, if desired, of a Home Office/Studio, etc (12'0 (3.66m) x 8'0 (2.44m) approx).

REAR: Width: 24'9 (7.54m) Depth: 14'6 (4.42m) Here, to the east side, is a paved patio garden with walled and fenced surround, and a screen of bamboo planters.

## EPC

Energy Rating 'C' (Floor Area 200 sq m approx).

## COUNCIL TAX

Band 'G' - £3,819.51 per annum (2026-27).

## VIEWING

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(18067/058414)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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