



1 Netley Place

Southsea, PO5 3NG

Offers in excess of £475,000



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Welcome to Netley Place...

Set in a highly exclusive road in central Southsea, we are delighted to bring to market this charming and truly stunning three bedroom end terraced house. Lavender cottage, set within the Thomas Ellis Owens conservation area, is the perfect combination of timeless period charm with thoughtful modern living, featuring ample living space, a well equipped kitchen, a family bathroom and downstairs W.C, handmade shutter blinds throughout and an exceptional south facing garden with a cottage style summer house.

From the moment you arrive, the home's attractive façade sets the tone for what it inside. Stepping inside, you are welcomed by a spacious entrance hall, complete with underfloor heating, that leads into a superb living and dining room. This elegant dual purpose room is rich in character, featuring generous space to accommodate multiple sofas and other furnishings. From the sun room which can also be used as a dining space, double doors open out onto the garden patio, allowing natural light to flood the room.

To the rear of the property, the heart of the home awaits in the form of a beautifully designed open-plan kitchen and breakfast room. The kitchen itself is well equipped with a range of wall and floor mounted units, a butler sink, integrated appliances such as an oven with gas hob and extractor fan, fridge / freezer, dishwasher, underfloor heating and plumbing for washing facilities. At the rear there is space for another dining table / breakfast area, and bi-fold doors open onto the garden.

The ground floor further benefits from a convenient downstairs W.C., adding to the home's practicality.

Upstairs, the property continues to impress with three well proportioned bedrooms. The master bedroom is particularly

generous, offering ample space for a king size bed and has fitted wardrobes. Bedroom two is another spacious double, while bedroom three provides flexibility as a guest room, nursery, or home office. These rooms are served by a well appointed family bathroom, comprising of a bath, sink with fitted storage and toilet.

Externally, the south facing garden is a true highlight of Lavender Cottage. Bathed in sunlight throughout the day, it offers a private and peaceful outdoor space ideal for relaxing, gardening, or entertaining. At the far end of the garden sits a charming, hand built cottage style outbuilding, currently used as a garden room. This versatile space could serve a variety of purposes, from a home office or studio to a summer house, with power and lighting.

Situated in an exclusive part of Southsea, Lavender Cottage enjoys easy access to a wide range of local amenities, including independent restaurants, cafes, and the seafront. The location perfectly balances a peaceful residential setting with the vibrancy of coastal living.

This exceptional home combines period elegance, modern comfort, and a highly sought-after location. With its beautiful presentation, versatile living spaces, and the added benefit of no forward chain, Lavender Cottage represents a rare opportunity to acquire a truly special property.

Viewings are highly advised to appreciate what this home has to offer. Please contact the office to arrange your appointment.



Road Map



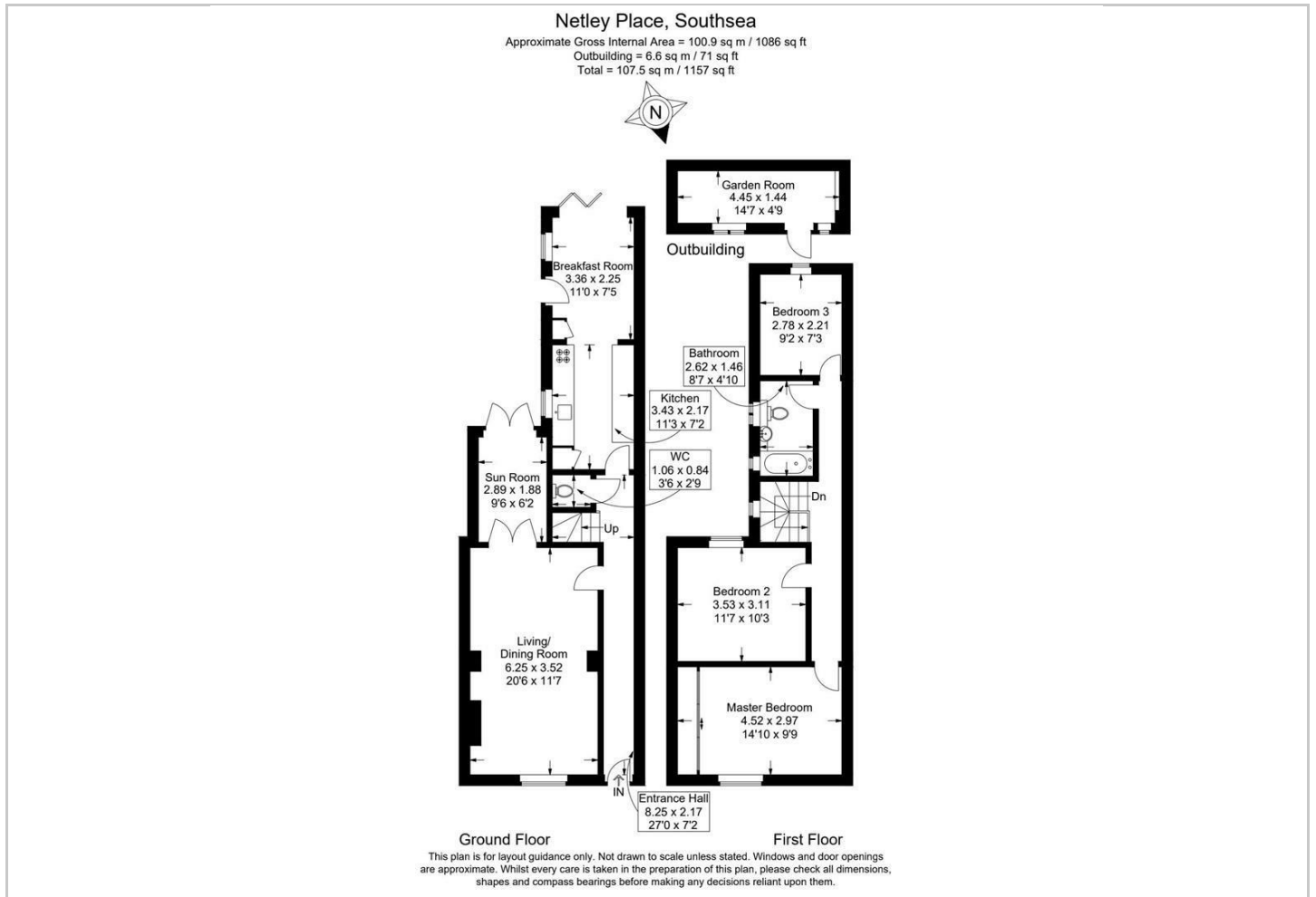
Hybrid Map



Terrain Map



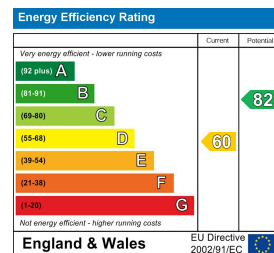
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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