

# bushnell porter



## Festing Grove Southsea PO4 9QA



- Entrance hall with period front door, staircase and access to cellar storage area
- Front aspect lounge with feature fireplace
- Dining room opening on to sitting room with feature log burning stove
- Ground floor w.c. and utility room
- Kitchen with island unit and breakfast bar
- Four bedrooms (walk through bedroom 3 to 4)
- Family shower room
- Gas central heating and double glazing
- Period features
- Enclosed southerly aspect rear garden
- Block paved driveway parking space
- Internal inspection highly recommended



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**A four-bedroom, three reception room period double bay family home with period features throughout, southerly facing rear garden, off road parking situated close to Southsea Seafront.**

## **ACCOMMODATION**

**ENTRANCE HALL** via period part panelled part frosted leadlight coloured glazed front door with matching leadlight coloured glazed fanlight over, double glazed side aspect window, period skirting boards, dado rail, coving, decorative period detailing above lounge and sitting room doorways, period staircase rising to first floor with banister, carved spindles and newel post, understairs panelling, double panel radiator, understairs cloaks area and stairs down to cellar storage area, Oak flooring, plain plastered ceiling.

**CELLAR STORAGE AREA** approx. 19ft (5.79m) x 6ft (1.84m) natural wood floorboards, storage shelves, power and light point.

**LOUNGE** 14ft (4.26m) x 14ft (4.26m) plus front aspect double glazed bay window approx. 7ft 10 (2.39m) x 3ft 8 (1.13m), central chimneybreast with period decorative mantle and surround, cast iron back and grate, tiled hearth, gas coal effect fire, telephone point, television point, double panel vertical radiator further double radiator in bay window, period double height skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling.

**SITTING ROOM** 13ft (3.95m) x 12ft 10 (3.93m) dual aspect room, to the front a double glazed window overlooking block paved driveway and parking area, to the rear period part panelled part single glazed French Doors opening out on to kitchen/breakfast room, central chimneybreast with wooden mantle, exposed brick back with feature log burning stove with Brazilian Slate surround, tiled hearth, double panel radiator, television point, Oak flooring, period skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling. Sitting Room opening on to Dining Room.

**DINING ROOM** 13ft (3.98m) x 10ft 10 (3.33m) southerly rear aspect room via double glazed window overlooking side storage area, chimneybreast with wooden mantle and display recess with tiled hearth, telephone point, Oak flooring, double panel radiator, period skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling, part panelled part single glazed door opening on to kitchen\breakfast room.

**KITCHEN\BREAKFAST ROOM** 20ft 2 (6.14m) x 10ft 6 (3.22m) southerly rear aspect room via double glazed French doors with adjacent double-glazed window overlooking southerly rear garden. Kitchen comprising Blue panelled units with brushed brass effect furniture, single bowl stainless steel inset sink set in Quartz flecked work surface, chrome monobloc mixer tap over, flecked Quartz work surfaces throughout, white bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eye level storage cupboards, space for dishwasher, five ring brushed steel gas hob with brushed steel cooker hood over and pan drawers below, built in double brushed steel electric ovens, space for free standing fridge\freezer, feature centre island unit with matching Quartz surfaces, breakfast bar over hang with storage cupboards below and wine cooler, vertical panel radiator, tiled flooring with under floor heating, plain plastered ceiling with inset spotlights.

**UTILITY ROOM** single bowl stainless steel inset sink set in Quartz flecked work surface, chrome monobloc mixer tap over, white bevel edged tiled splashback, Blue panelled storage cupboards, space for washing machine and tumble dryer, tiled flooring with under floor heating, double glazed door to rear garden. Door to

**DOWNSTAIRS W.C.** 5ft 6 (1.68m) x 4ft 7 (1.40m) white two piece suite comprising feature period style w.c., period style wall mounted wash hand basin with chrome taps and tiled splashback, white bevel edged tiling to all walls to dado level, tiled flooring with under floor heating, radiator, rear and side aspect double glazed windows.

**FIRST FLOOR LANDING** via return staircase, banister, carved spindles and newel post, period panelled doors to all rooms, part panelled part frosted single glazed door to family shower room with single glazed fanlight over, period style ceiling coving and plain plastered ceiling, access to roof space.

**FAMILY SHOWER ROOM** 11ft 1 (3.37m) x 4ft 7 (1.41m) dual front and side aspect room via frosted double glazed windows, white suite comprising of His & Hers wash hand basins with chrome taps over, surfaces with double panelled storage cupboards below, period style high level w.c., walk in shower cubical with chrome shower mixer with principle sunflower shower head over, glazed screen, feature towel rail\radiator, plain plastered ceiling with concealed lighting and extractor, tiled flooring with under floor heating, white bevel edged tiling to walls.

**BEDROOM 1** 14ft (4.28m) x 14ft (4.28m) plus front aspect double glazed bay window approx. 7ft 9 (2.36m) x 3ft 7 (1.09m) with central chimneybreast with decorative period cast iron mantle and surround, cast iron back and grate with decorative tiled inserts, television point, telephone point, double vertical panel radiator, period skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling.

**BEDROOM 2** 12ft 10 (3.92m) x 13ft 1 (4.00m) dual front to rear aspect room, to the front a double glazed window overlooking block paved parking area and to the rear a double glazed window overlooking rear gardens, central chimneybreast with adjacent period built-in double wardrobe via panelled doors with storage drawer below, double panel radiator, period style ceiling coving, plain plastered ceiling.

**BEDROOM 3** 13ft (3.97m) x 11ft (3.35m) southerly rear aspect room via double glazed window overlooking rear gardens, single panel radiator, period picture rail, coving and plain plastered ceiling, period panelled door with steps down leading to bedroom 4 (walk through bedroom 3 to get to bedroom 4).

**BEDROOM 4** 10ft 5 (3.17m) x 10ft 6 (3.22m) southerly rear aspect room via double glazed window overlooking rear gardens, single panel radiator, coved and plain plastered ceiling.

**OUTSIDE** to the front of the property there is a block paved herringbone design driveway with off road parking for vehicles, flower borders with mature flowers and shrubs, period tiled path, outside courtesy light, wrought iron gate leading to side and rear of property. To the rear of the property there is an enclosed southerly aspect part patio paved garden with well stocked flower borders with mature trees and shrubs, artificial lawn, pergola, access to brick built storage shed, outside tap, exterior power point.

**BRICK BUILT STORAGE SHED** 11ft 2 (3.40m) x 6ft 10 (2.09m) double glazed windows.

**AGENTS NOTE** an internal inspection is highly recommended to appreciate the size and layout of this period family home that is close to Southsea Seafront and the Canoe Lake.

**PARKING PERMIT ZONE - MG- Annual Fees apply, for current rates see Portsmouth City Council link -**  
<https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

