



Duncan Lodge

10 Duncan Road | Southsea | Hampshire | PO5 2QU

 FINE & COUNTRY

STEP INSIDE

Duncan Lodge | £700,000 | Freehold

Duncan Lodge is an imposing, four storey end of terrace Victorian Villa which is situated within close proximity of the cosmopolitan shopping, retail and restaurant area of Southsea yet within easy access to the Victorian promenade and waterfront, schools and commutable road links. The accommodation provides 2040 sq ft of living space arranged over four floors and comprises: sitting room, cloakroom and kitchen/breakfast room on the reception level with two bedrooms and a feature bathroom on the first floor and a further two bedrooms on the top floor. The lower ground floor has been arranged with versatility in mind to accommodate an elderly relative, as a guest suite or teenagers annexe with a kitchenette, shower room, cloakroom and dining/hobby room. Being located on the corner the property has the benefit of off road parking, front garden and located just a few yards away from the Kings Theatre, early viewing of this impressive property is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling along Victoria Road North in a southerly direction continue over the traffic light junction with Elm Grove, bear left into Albert Road, take the first road on the right into Exmouth Road, then first left into Collingwood Road where Duncan Lodge can be found on the corner of Collingwood Road and Duncan Road.

ENTRANCE: Located in a corner position with a high mature hedge, the gateway is from the side road with an arched topped gate

and steps rising to main front door, to the left hand side is access to the front paved garden enclosed by shrubs and evergreens, steps leading down to the lower ground floor, main front door leading to:

HALLWAY: High skirting boards, dado rail, architraves, panelled doors to primary rooms, central heating control switch, staircase leading down to lower ground floor, double glazed frosted window to side aspect with double radiator under, balustrade staircase rising to first floor.

SITTING ROOM: 15'5" into bay window x 15'3" Double glazed sash windows to front aspect overlooking garden, high ceiling with rose and coving, spotlights, double radiator, central chimney breast with wooden mantle, log burner, granite hearth and feature mirror over, built-in dresser style units to either side of chimney breast, range of shelving, dimmer switches.

CLOAKROOM: Ceramic tiled to half wall level, tiled flooring, wall mounted wash hand basin, concealed cistern w.c., with shelf over, frosted double glazed window to rear aspect, roll top radiator with chrome heated towel rail.

KITCHEN / BREAKFAST ROOM: 15'7" x 11'0" Stripped and stained floorboards, high ceiling with coving and central light, double glazed sash window to rear aspect overlooking driveway, central island with Canadian Maple wood block work surface, inset butler style sink with cupboards, integrated Bosch dishwasher with matching







door, plumbing for washing machine, cupboard with fridge, matching door, roll top radiator, central over unit lighting and utility hanging area, space for large fridge/freezer. Range of matching cream fronted wall and floor units with wood block work surface, space for free standing Range style cooker with wooden mantle over and extractor fan, curved corner units, range of wood drawer units with soft close mechanism, high level plate rack with shelving over, under unit lighting, matching stripped and stained floorboards.

FIRST FLOOR: Mezzanine landing with spotlights, steps leading up to:

PRIMARY LANDING: Staircase rising to top floor, dado rail, panelled doors to primary rooms.

BEDROOM 2: 14'1" x 10'11" (15'8" max) Stripped and stained floorboards, central chimney breast with surround, built-in double doored cupboards to either side with drawers under, double glazed sash window to rear aspect with views towards the Kings Theatre, double radiator.

FEATURE BATHROOM: Deep free standing high ended $\frac{3}{4}$ length bath with wall mounted mixer tap and curved circular shower rail over with high level canopy hood, ceramic tiled surrounds, oval wash hand basin with twin legs, low level w.c., chrome heated towel rail, double glazed frosted window to side aspect, tiled herringbone effect flooring.

BEDROOM 1: 15'4" into bay window x 14'1" to front of chimney breast (15'4" max). Double glazed sash bay window to front aspect, central chimney breast with granite surround fireplace and feature arched inlay, double radiator, wall lights.

SECOND FLOOR: Mezzanine landing with stairs rising to top floor.

TOP FLOOR: Landing with balustrade, sliding doored built-in cupboard, panelled doors to bedrooms.

BEDROOM 3: 15'7" x 11'10" measurements taken from approximately 3'5" off floor level with eaves to side ceilings restricting headroom, double glazed window with arched top, radiator, oval wash hand basin with mixer tap, tiled splashback.

BEDROOM 4: 15'7" x 10'11" measurements taken from approximately 3'5" off floor level with eaves to side ceilings





restricting headroom, double glazed window to rear aspect, wall mounted oval hand basin with mixer tap and cupboards under, tiled splashback, radiator.

LOWER GROUND FLOOR: Staircase leading down from hallway with door leading to lower ground floor accommodation, ceramic tiled flooring, doors to primary rooms, built-in storage cupboard, further large understairs storage cupboard, roll top radiator.

CLOAKROOM: Close coupled w.c., wall mounted wash hand basin, tiled flooring.

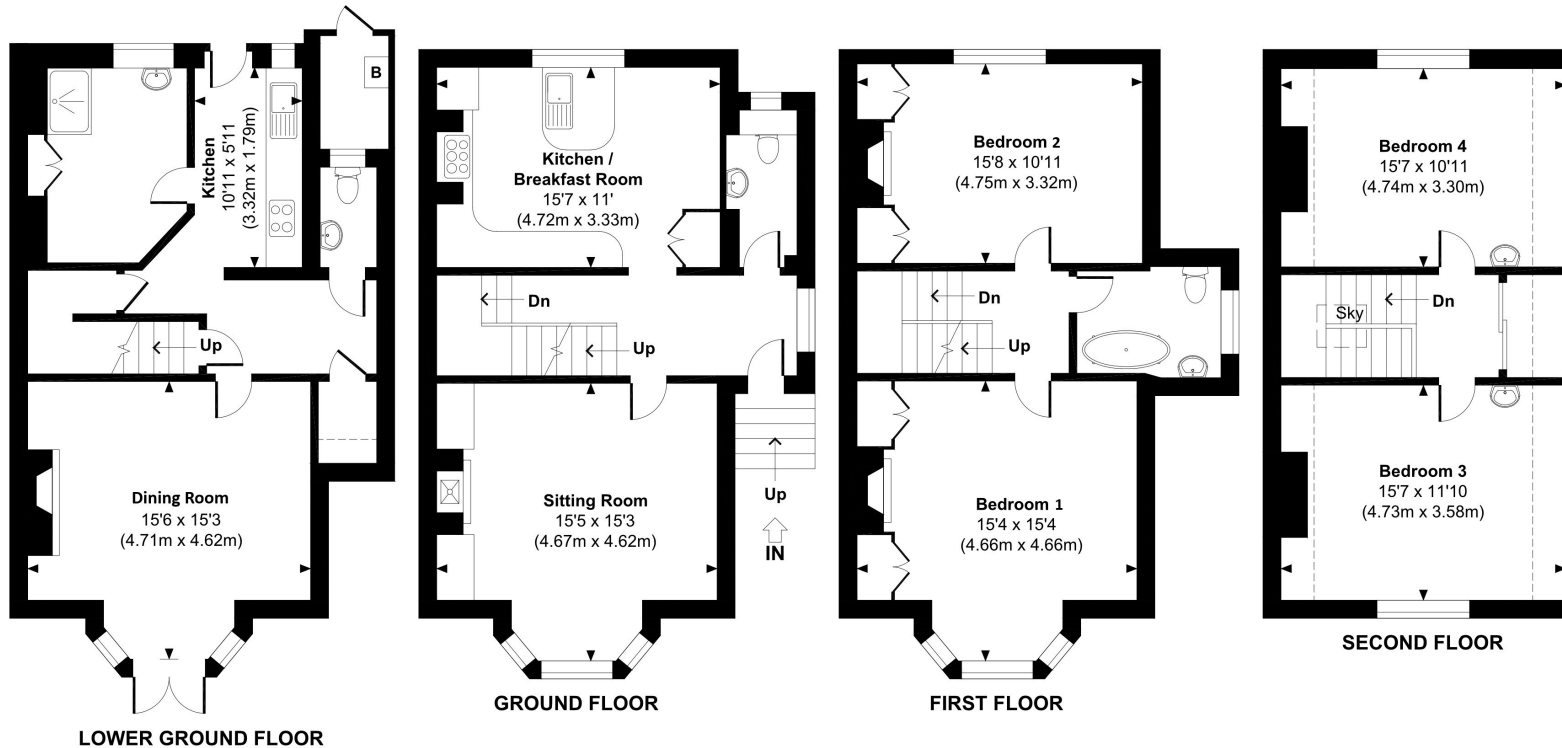
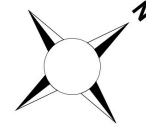
DINING ROOM 15'6" x 15'3" Bay window to front aspect with twin central doors and windows to either side, approximate ceiling height 6'8", central chimney breast with cast iron inlay and tiled hearth, built-in cupboard housing electric consumer box, laminate flooring, double radiator.

KITCHENETTE / UTILITY ROOM: 10'10" x 5'6" Opening directly into hallway, range of floor units with wood block work surface over, single drainer sink unit with mixer tap and cupboards under, washing machine point, range of drawer units, inset four ring electric hob with oven under, extractor hood fan and light over, tiled surrounds, integrated fridge with matching door, matching tiled flooring, double glazed door leading to



Duncan Road

Approximate Gross Internal Area
Total = 2040 Sq Ft / 189.50 Sq M
Includes areas with restricted room height.



rear garden with window to one side, ceiling spotlights.

WET ROOM / SHOWER ROOM: 10'4" x 7'0" Ceramic tiled to half wall level, tiled flooring, frosted double glazed window to rear aspect, pedestal wash hand basin, shower area with large screen, drench style hood and wall mounted controls, chrome heated towel rail, recessed storage cupboard with twin doors.

OUTSIDE: To the rear is a lowered decked area with steps leading up to rear garden, side pedestrian access, double gates providing off road parking for two cars, fenced off bin area, built-in cupboard housing boiler supplying domestic hot water and central heating (not tested).

AGENTS NOTES: Council Tax Band E - Portsmouth City Council

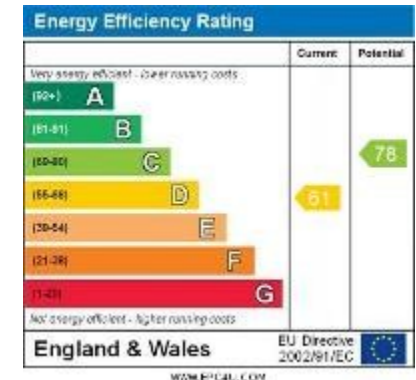
Broadband – ASDL/FTTC [Fibre Checker](#) ([openreach.com](#))

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#))



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

