



Nesbits

Established 1921

16 Hewett Road, North End, Portsmouth, PO2 0QP

Price £285,000

16 Hewett Road, North End, Portsmouth, PO2 0QP

A popular location, 50ft south-facing garden, generous accommodation and great potential to add value - all are benefits of this THREE DOUBLE BEDROOM CHARACTER FAMILY HOUSE now very keenly priced to reflect the NEED FOR GENERAL MODERNISATION. One of North End's most favoured addresses, Hewett Road runs between the main London Road and Kensington Road, No. 16 being on the south side a short distance from the former. This position grants ready access in and out of the city and is convenient also to a wide range of public amenities, including: Mayfield School, College Park, local shops, and recreation facilities. Circa 1930, and one of just three similarly designed houses in the terrace, No. 16 has brick elevations under a replacement tiled roof, the facade incorporating canopied entrance and double square bay window. It stands behind a walled forecourt, whilst to the rear is a larger than average, sunny garden.



Available to the market with the further asset of NO ONWARD CHAIN (Probate applied for and pending), the house has been the subject of various improvements in the past (including the provision of replacement double-glazing and central heating), but now presents as a blank canvas opportunity for incoming owners to implement their own tastes and ideas, creating an individual home with much to commend it. Full details are given as follows and early viewing is recommended:

Canopied, part-glazed period front door through to:

RECEPTION HALL

11'4 x 11'0 (3.45m x 3.35m)

Coved ceiling. Feature period staircase to first floor having turned-wood balustrade and newel posts together with cupboard under housing gas meter. Double panel radiator. Obscure-glass window to front elevation.

LIVING ROOM

13'0 x 10'9 (3.96m x 3.28m)

Coved ceiling with period rose. Square bay window to front elevation having UPVC replacement double-glazing. Feature stripped period fireplace incorporating overmantle mirror, inset pictorial tiles and Art Nouveau embossed canopy to grate. Double panel radiator.

DINING ROOM

12'10 x 12'9 (3.91m x 3.89m)

Coved ceiling with period rose. Art Nouveau cast-iron fireplace with inset decorative tiles

and flanking part-glazed display and storage cabinets. Double panel radiator. Rear square bay with part lead-light glazed door to Conservatory.

KITCHEN

12'10 x 7'11 (3.91m x 2.41m)

Fitted base and wall cupboards, single drainer stainless steel sink with mixer tap, work surfaces. Period lead-light glazed wall cabinet. Gas cooker point. Part lead-light glazed door to:

CONSERVATORY

16'4 x 11'4 (4.98m x 3.45m)

Pitched polycarbonate roof. Tiled floor. Two pairs of UPVC and double-glazed French doors to rear garden. Store cupboard.

CLOAKROOM & W.C.

High flush suite, handbasin with water heater.

WORKSHOP

10'4 x 5'3 (3.15m x 1.60m)

FIRST FLOOR

LANDING

UPVC replacement obscure double-glazed window to Half Landing.

SHOWER ROOM & W.C.

6'2 x 5'6 (1.88m x 1.68m)

Formerly with bath. White suite comprising: low flush w.c., pedestal handbasin, and tiled shower cubicle with 'Triton' mixer. Single panel radiator. UPVC replacement obscure double-glazed window to front elevation. Access to LOFT SPACE (holding scope for extension if

desired, subject to the necessary consents).

BEDROOM ONE

13'1 x 10'10 (3.99m x 3.30m)

Coved ceiling. Square bay window to front elevation having UPVC replacement double-glazing. Built-in period wardrobe. Double panel radiator.

BEDROOM TWO

12'8 x 10'8 (3.86m x 3.25m)

UPVC replacement double-glazed window to rear elevation. Period built-in cupboard. Fitted airing/linen cupboard with lagged hot water tank together with Glow-worm gas fired boiler.

BEDROOM THREE

12'10 x 7'9 (3.91m x 2.36m)

UPVC replacement double-glazed window to rear elevation. Period built-in cupboard. Double panel radiator.

OUTSIDE

FRONT: Shallow, walled forecourt.

REAR: Depth: 53'0 (16.15m) Width: 22'8 (6.91m) Generous garden enjoying a sunny south-facing aspect; laid to lawn and paving with fenced surround.

COUNCIL TAX

Band 'C' - £2,037.07 per annum (2026-27).

EPC

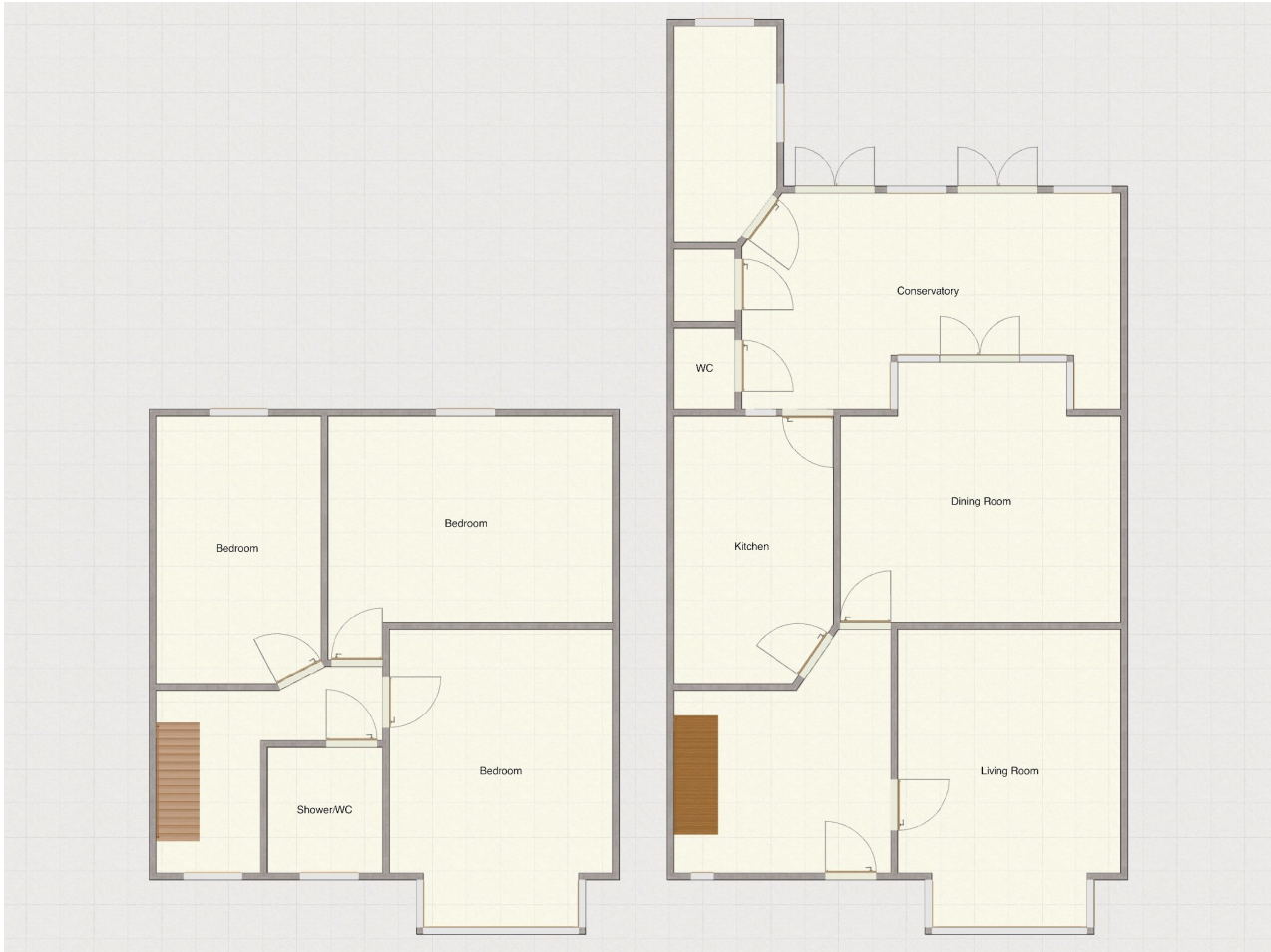
Energy Rating 'D' (Floor Area 92 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18079/064424)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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