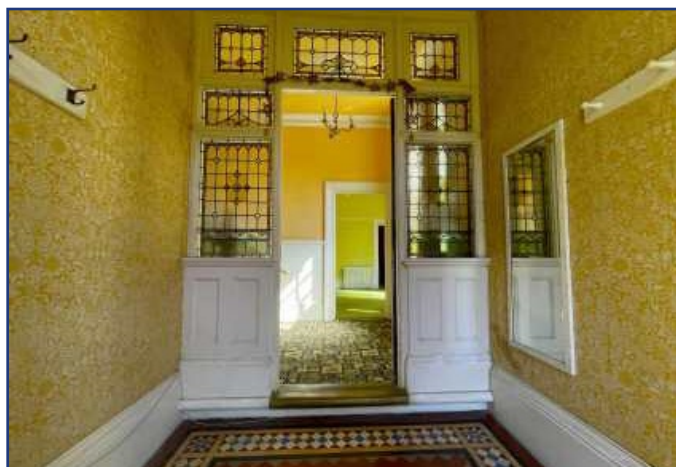




2 Helena Road, Southsea, PO4 9RH

A renovation project with truly immense potential: enjoying a prime location immediately OFF THE SEAFRONT, this substantial and imposing DETACHED 5 BEDROOM CHARACTER RESIDENCE is available to the open market for the first time in over 40 years, now presenting as a rare and highly desirable blank canvas opportunity for an incoming family to create a home of genuine quality and merit. Helena Road runs from Eastern Parade to Salisbury Road, the former being widely regarded as the area's premier residential address. A Conservation Area (No. 29: Craneswater & Eastern Parade), this highly sought-after position is a level walk of minutes only from Seafront leisure and recreation facilities and the open beach, whilst Southsea Town Centre, with its comprehensive public amenities, is just three-quarters of a mile away. A superior and imposing Edwardian residence built in the Mock Tudor style, No. 2 itself affords a generous and well-proportioned 3700 sq ft approx. of living space arranged over four floors. A deep forecourt provides a private driveway in front of a large garage/workshop, and to the rear is an enclosed patio garden with easterly aspect.



Presented now with the benefit of NO ONWARD CHAIN, and retaining many of its period features, the house is, as stated, IN NEED OF COMPREHENSIVE MODERNISATION AND RESTORATION, a position amply reflected in a keen and competitive asking price which allows a new owner huge scope to implement their own tastes and ideas, adding significant value, and creating a home with much to commend it. Full particulars of this exceptional opportunity are given as follows and early enquiry is urged:

Steps up to canopied main entrance, having a pair of panelled storm doors, with fanlight, to:

LOBBY

8'0 x 7'4 (2.44m x 2.24m)

Coved ceiling. Quarry-tiled floor. Cloaks rail. Inner door, with period stained-glass lead-light panels and similar surround, to:

RECEPTION HALL

Coved ceiling with period rose. Fine period staircase to upper floors, having turned-wood balustrade. Double panel radiator.

LIVING ROOM

18'0 x 16'10 (5.49m x 5.13m)

Coved ceiling with period rose. Wide splay bay window to front elevation. Regency-style fire surround. Two double panel radiators.

DINING ROOM

18'6 x 14'0 (5.64m x 4.27m)

Coved ceiling with period rose. Sash window to front elevation. Built-in dresser. Two double panel radiators. Door to Kitchen/Breakfast Room. Door to Rear Lounge. Part-glazed door to:

CONSERVATORY

15'3 x 8'1 (4.65m x 2.46m)





Brick, under a reinforced-glass roof. Part-glazed door leading to rear garden. Similar to:

ROOF TERRACE

15'10 x 14'0 (4.83m x 4.27m)

Brick balustrade. Positioned above the property's attached garage.

REAR LOUNGE

16'0 x 15'1 (4.88m x 4.60m)

Being an early extension to the main house. A dual-aspect room having two sash windows to the rear, one to the south elevation. Coved ceiling. Period-style fire surround. Three double panel radiators.

Steps down from Reception Hall to:

LOWER HALL

Access to Semi-Basement.

CLOAKROOM & W.C.

White low flush w.c. and pedestal handbasin. Single panel radiator. One large and one small obscure-glass sash window. Vitrolite tiling to lower walls.

KITCHEN/BREAKFAST ROOM

20'6 x 11'2 (6.25m x 3.40m)



Fitted base and wall cupboards, work surfaces with tiled surround, twin bowl stainless steel sink unit with mixer tap. Walk-in pantry. Double panel radiator. Two windows to rear elevation, obscure-glass sash window to the side. Side entrance door.

FIRST HALF LANDING

Coved ceiling. Feature period, stained-glass, lead-light window to north elevation.

BEDROOM ONE

13'10 x 11'2 (4.22m x 3.40m)

Coved ceiling. Sash window to rear elevation. Built-in wardrobe. Tiled fireplace. Double panel radiator.

MAIN FIRST FLOOR

LANDING

Coved ceiling. Window to south elevation. Double panel radiator.

BATHROOM & W.C.

8'0 x 7'4 (2.44m x 2.24m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, low flush w.c., and bidet. Single panel radiator. Tiled walls. High-level storage cupboard. Obscure-glass casement window to front elevation.



PRINCIPAL BEDROOM (2)

17'9 x 15'9 (5.41m x 4.80m)

Coved ceiling. Wide, splay bay window to front elevation. Pair of fitted wardrobes. Two double panel radiators.

BEDROOM THREE

17'8 x 14'0 (5.38m x 4.27m)

A dual-aspect room with two sash windows to the rear, one to the front. Fitted wardrobes. Two double panel radiators. Oval inset handbasin.

UPPER HALF LANDING

CLOAKROOM & W.C.

High flush w.c., handbasin (cold). Skylight.

BATH/SHOWER ROOM

14'0 x 11'1 (4.27m x 3.38m)

Measurements include partitioned Dressing Area with walk-in store cupboard off. Coloured suite comprising: panelled bath, pedestal handbasin, and tiled shower cubicle. Double panel radiator. Sash window to rear elevation.

TOP (2nd) FLOOR

LANDING

Skylight. Access to eaves storage.



BEDROOM FOUR

18'11 x 14'0 (5.77m x 4.27m)

Casement window to south elevation. Built-in wardrobe. Period cast-iron fireplace. Double panel radiator.

BEDROOM FIVE

14'9 x 13'1 (4.50m x 3.99m)

Casement window to front elevation. Fitted wardrobe. Period cast-iron fireplace with inset decorative tiles. Double panel radiator.

SEMI-BASEMENT

Ceiling Height: 9'0 (2.74m) approx.

HALLWAY

18'7 x 7'4 (5.66m x 2.24m)

Single panel radiator. Sash window to side elevation. Cupboard housing fuse boxes and electricity meter. Fitted storage cupboards.

WINE STORE

8'11 x 5'6 (2.72m x 1.68m)

Single panel radiator.

UTILITY ROOM

8'1 x 7'2 (2.46m x 2.18m)

Sash window to side elevation. Fitted cupboards and shelves. Plumbing for washing machine.

FRONT ROOM

17'2 x 16'10 (5.23m x 5.13m)

Wide, splay bay window to front elevation. Double panel radiator.

REAR ROOM

14'2 x 13'10 (4.32m x 4.22m)

Fitted cupboards, one housing hot water tank and slatted shelves. Two built-in storage cupboards, one housing 'Vaillant' gas fired central heating boiler. Access to sub-floor storage spaces. Steps and door to:

GARAGE/WORKSHOP

33'0 x 10'0 (10.06m x 3.05m)

Ceiling height 6'7 (2.01m). Folding and sliding vehicular door. Light and power.

OUTSIDE

FRONT

Width: 45'0 (13.72m) Depth: 27'0 (8.23m) Generous garden forecourt having westerly aspect and a walled surround. Pair of wrought-iron vehicular gates to PRIVATE DRIVEWAY affording deep off-street

parking space in front of the attached Garage/Workshop.

REAR

Width: 45'0 (13.72m) Depth: 20'0 (6.10m) Enclosed courtyard garden with easterly aspect; laid to paving with walled surround. Pedestrian access to front of house via Side Porch.

COUNCIL TAX

Band 'G' - £3,634.87 per annum (2025-26),

EPC

Energy Rating 'E' (Floor Area 343 sq m approx.)

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17965/056408)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			







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