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St James's Road Southsea PO5 4JA



- Entrance hall
- Front aspect lounge
- Rear aspect kitchen
- Ground floor wc
- First floor master bedroom with ensuite
- Family bathroom
- Two top floor bedrooms
- Enclosed rear garden
- Gas central heating
- Period features
- Conservation area, No forward chain

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A three bedroom three storey period townhouse with period features situated in the conservation area of St James's Road, Southsea with no forward chain.

ACCOMMODATION

ENTRANCE HALL via Georgian style panelled front door with fanlight over, period staircase rising to all floors with natural wood banister and spindles, understairs storage cupboard via panel effect doors with pewter effect furniture, part panelled part frosted single glazed door to rear garden, part panelled part frosted etched glazed door to understairs storage cupboard housing electric meters and fuses, panelled radiator, dado rail, picture rail, decorative period plaster arch, wood grain panel effect Georgian style doors to lounge and kitchen/breakfast room, plain plastered ceiling with decorative ceiling rose.

LOUNGE 17ft 5 (5.33m) x 10ft 7 (3.23m) front aspect room via period sash windows, built-in louvered window shutters, panelled radiator, cupboard housing gas meter, central chimney breast with period wooden mantle and surround, decorative cast iron back and grate, tiled hearth, oak wood block flooring, period dado rail, picture rail, coved and plain plastered ceiling with decorative ceiling rose.

KITCHEN/BREAKFAST ROOM 14ft (4.26m) x 10ft 7 (3.23m) westerly facing rear aspect room via part panelled part single glazed French doors opening out onto decked rear garden, kitchen comprising white panel effect shaker design units with pewter coloured furniture, ceramic 'Belfast' sink with solid wood block surfaces, tiled splashback, chrome mixer taps over, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, eyelevel display shelves, recess with space for range cooker, space for freestanding fridge/freezer, integrated dishwasher, cupboard housing boiler, vinyl flooring, panelled radiator, period picture rail, coved and plain plastered ceiling.

FIRST MEZZANINE LEVEL period staircase with natural wood banister rising to first floor, part panelled part frosted glazed door to separate wc.

SEPARATE WC two piece suite comprising close coupled wc., white wall mounted wash hand basin with chrome taps and tiled splashback, oak flooring, side aspect period sash window, coved and plain plastered ceiling, panelled radiator.

FIRST FLOOR Georgian style wood grain panel effect doors to master bedroom and family bathroom, built-in storage cupboard via panelled doors, period decorative plaster arch, coved and plain plastered ceiling, natural wood period banister and staircase rising to second mezzanine level and second floor.

BEDROOM 1 (MASTER BEDROOM) 17ft 4 (5.30m) x 14ft 2 (4.33m) easterly facing front aspect room via period sliding sash windows with views down Brougham Road, central chimney breast with period mantle and surround, decorative cast iron back, panelled radiator, exposed period floorboards, coved and plain plastered ceiling, Georgian style wood grain panel effect door leading through to ensuite.

ENSUITE 6ft 6 (1.99m) x 6ft 9 (2.05m) standalone roll top cast iron bath with chrome bath/shower mixer, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, panelled radiator, tiled flooring, extractor fan.

FAMILY BATHROOM 9ft 9 (2.98m) x 6ft 7 (2.01m) plus deep entrance recess, rear aspect westerly facing room via frosted period sash window, built-in louvered window shutters, four piece suite comprising cast iron roll top bath with chrome taps, close coupled wc with concealed cistern, marble effect work surface over, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, marble effect work surfaces, white shaker design panel effect storage cupboards with pewter effect furniture below, stone effect tiled splashback, corner shower cubicle with two stone effect tiled walls, curved glazed doors/screen, chrome shower mixer with separate hand held shower head and principle sunflower shower head over, feature roll top radiator with chrome towel rail, tiled flooring, coved and plain plastered ceiling with inset ceiling spotlights.

SECOND MEZZANINE LEVEL with period style sash window with roof top views, period staircase with natural wood banister rising to second floor.

SECOND FLOOR coved and plain plastered ceiling, Georgian style wood grain panel effect doors to all rooms.

BEDROOM 2 16ft 8 (5.09m) x 14ft 3 (4.34m) easterly facing front aspect room via period style sash window with views down Brougham Road, central chimney breast with period mantle and surround, decorative cast iron back and grate, slate hearth, natural wood exposed period floorboards, panelled radiator, plain plastered part sloping ceiling to dormer window, access to roof space via pull down ladder.

BEDROOM 3 13ft 3 (4.04m) x 10ft 8 (3.25m) westerly facing rear aspect room via double glazed skylight window set into plain plastered part sloping ceiling, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed decked rear garden approximately 18ft (5.49m) x 11ft (3.33m) feature brickwork archway leading to door to entrance hall, outside power point, outside courtesy light.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size and layout of this period three storey townhouse situated in the Conservation area of St James's Road, Southsea which won the 1999 Portsmouth Society Best Restoration.

PARKING PERMIT ZONE – LA - 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/>

COUNCIL TAX – Portsmouth City Council – Band D - £2,291.71 (2026/2027)

FREEHOLD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

