

Fenwicks are pleased to offer for sale a Grade II Listed property, situated within the historic grounds of the former Royal Hospital Haslar. The property is arranged over five floors and enjoys more than 3900 sq. ft of accommodation. The home has been sympathetically restored by the current owners and has character features throughout.

The Accommodation Comprises:

Ground floor:

Entrance Vestibule 5' 4" x 4' 7" (1.62m x 1.40m)
Tiled flooring original door, providing access to:

Entrance Hall

Oak wooden flooring and ornate coving, eleven foot high ceilings, sash window to side elevation,

Sitting Room 16' 2" x 15' 9" (4.92m x 4.80m) maximum measurements
Oak flooring 2 sash windows to front elevation, alcove storage cupboards, restored fireplace with timber surround and tiled hearth, housing a log burner, double doors connecting to:

Dining Room 15' 10" x 14' 3" (4.82m x 4.34m) maximum measurements
Two sash windows to rear elevation, oak wooden flooring, ornate coving, alcove cupboards, fire surround with tiled hearth, two radiators.

Kitchen 16' 0" x 8' 2" (4.87m x 2.49m)
Featuring solid wood worktop surfaces, enamel one and a half bowl sink unit, two sash windows to side elevation, space for range cooker with hood extractor, splash back tiling, plumbing for dishwasher, Karndeian flooring, With opening to:

Breakfast Room 11' 2" x 7' 6" (3.40m x 2.28m)
Sash window opening to kitchen and door to rear garden.

Shower Room

Refitted comprising of corner shower cubicle, wash hand basin & WC, sash window radiator, splash back tiling, Karndeian flooring, extractor fan.

Basement Floor:

Hallway

With access to original Cellar/Storage Magazine, spacious understairs storage area with light and fuse board.

Utility Room 15' 9" x 14' 2" (4.80m x 4.31m)

Featuring original flagstone floors, two sash windows, plumbing for washing machine, boiler and pressurised heating system, twin stainless steel sink unit.

Gym 15' 7" x 14' 7" (4.75m x 4.44m) maximum measurements
Vendor currently uses the room as a gym, radiator, two sash windows.

Half Landing

Sash window to rear elevation, radiator, stairs to first floor, bathroom one.

Bathroom One

Luxury Burlington bathroom with free standing clawfoot slipper bath, shower over, wash hand basin, chrome coupled WC, period half tiled walls, Karndeian flooring, sash windows to front and rear elevations, radiator with chrome towel bar, extractor fan.

First Floor Landing

Radiator, stairs to second floor.

Drawing Room 21' 4" max. meas. x 16' 0" max. meas. (6.50m x 4.87m)
Three sash windows to front elevation, three radiators, attractive fire surround, ornate coving.

Bedroom Four 12' 1" max. meas. x 14' 1" max. meas. (3.68m x 4.29m)
Two sash windows, fireplace with timber surround, two radiators, sea views to rear.

Second Floor Half Landing:

Bathroom Two

Luxury Burlington bathroom with free standing clawfoot slipper bath, shower over, wash hand basin, WC, radiator with chrome heated towel rail, Karndeian flooring, sash windows.

Second Floor Landing

Built in cupboard, radiators, stairs to third floor, airing cupboard.

Bedroom One 16' 5" max. meas. x 14' 3" max. meas. (5.00m x 4.34m)
Views towards the Solent, five sash windows to rear, Karndeian flooring, two radiators.

Bedroom Two 16' 2" max. meas. x 13' 6" max. meas. (4.92m x 4.11m)
Two sash windows, two radiators, Karndeian flooring, fireplace.

Bedroom Five 12' 3" x 8' 4" (3.73m x 2.54m)
Sash window to front, radiator, Karndeian floor.

Third Floor Half Landing

Radiator.

Third Floor Landing

Sash window to side elevation, views across Gosport towards Gunwharf Quays with Spinnaker Tower, radiator, deep storage cupboard.

Bedroom Three 17' 8" x 10' 2" (5.38m x 3.10m)
Windows to rear elevation with views across the Solent, cast iron fireplace and radiator.

Bedroom Six 11' 6" x 7' 4" (3.50m x 2.23m)
Sash window to side elevation, radiator.



Bedroom Seven 10' 7" x 8' 10" (3.22m x 2.69m)
Alcove cupboard, skylight window.

Study/Bedroom Eight
Sash window to side elevation, radiator.

Outside:
Garage
Twin wooden doors to front, with power and light.

Coach House
Located towards the end of the rear courtyard and divided from the main garden, has a wealth of uses, high roof, with the potential to convert into further accommodation.

Rear Garden
Predominantly laid to lawn, original high brick boundary enclosures with rear gate leading out to an area due for development, providing access directly to the sea wall.

Lease Information
Tenure: Freehold
Service Charge: £4000 pa approx.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>
Energy Efficiency Rating: D(55)



Tenure: Freehold

Council Tax Band: F

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DRAFT DETAILS

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