

BROOK
INDEPENDENT
ESTATE AGENTS

10 Brading Avenue, Southsea, PO4 9QJ

A substantial four bedroom terrace residence retaining all original character features requiring modernization throughout with a sizeable storage garage to the rear, set in a prime sought after executive residential location

£550,000 Price Guide

ACCOMMODATION & FEATURES

- Requires updating and refurbishment
- Living room with bay to front
- Dining room with door to garden
- Bedrooms are all very substantial
- Charming character features to enhance upon. High ceilings, wooden floorboards, original fireplaces and magnificent picture windows
- It has rear access to a useful large garage and also to the garden
- The area is so sought after, this fine attractive looking home is perfectly placed amongst avenues of other fine residences looking to take full advantage of the proximity to the seafront, Court X tennis club, cricket club and social spots in Southsea
- No chain









Nestled in a sought-after residential pocket of Southsea, this large, substantial terraced house **on** Brading Avenue presents a rare and exciting opportunity to create a truly exceptional family residence. Requiring modernisation throughout, the property offers an impressive footprint and remarkably generous proportions across every floor, providing immense scope to enhance, reconfigure, or extend (subject to the necessary planning consents) to suit modern family living. Throughout the home, a wealth of charming period character remains in each room**,** giving discerning buyers an inspiring canvas to restore and elevate. Soaring high ceilings create an immediate sense of volume and grandeur, complemented by original exposed wood floorboards **and** large, elegant bay windows that flood the living spaces with natural light. Adding even further appeal is the highly prized advantage of rear access and a private garage—a true rarity in such a central coastal location.
Beyond the front door, the home enjoys an enviable lifestyle just a short stroll from Southsea seafront, offering bracing morning walks along the promenade, relaxing afternoons by the beach, and easy access to the open green spaces of Southsea Common. For those with an active social calendar, the neighbourhood sits right on the doorstep of the historic Portsmouth Cricket Club at St Helen's and the welcoming Southsea Court X Tennis Club on nearby Craneswater Park, all while keeping the independent boutiques, cosy cafés, and acclaimed restaurants of Albert Road and Marmion Road within easy walking distance.
The surrounding area is equally well suited for families and commuters alike, boasting an excellent selection of well-regarded local state and independent schools within easy reach, including Craneswater Junior School, St Jude's Primary, and the prestigious Portsmouth Grammar School. Beyond the nearby tennis and cricket clubs, residents benefit from a superb array of leisure facilities, from the Pyramids Centre and Canoe Lake to the vibrant waterfront attractions of Gunwharf Quays. For those travelling further afield, transport links and commuter routes are exceptionally convenient, with Fratton and Portsmouth & Southsea railway stations offering direct mainline services to London Waterloo, Brighton, and Southampton, alongside swift road access via the A2030 Eastern Road onto the M27 and A3(M)**,** plus regular ferry and hovercraft crossings to the Isle of Wight.

Council Tax Band F – Portsmouth

EPC Rating:

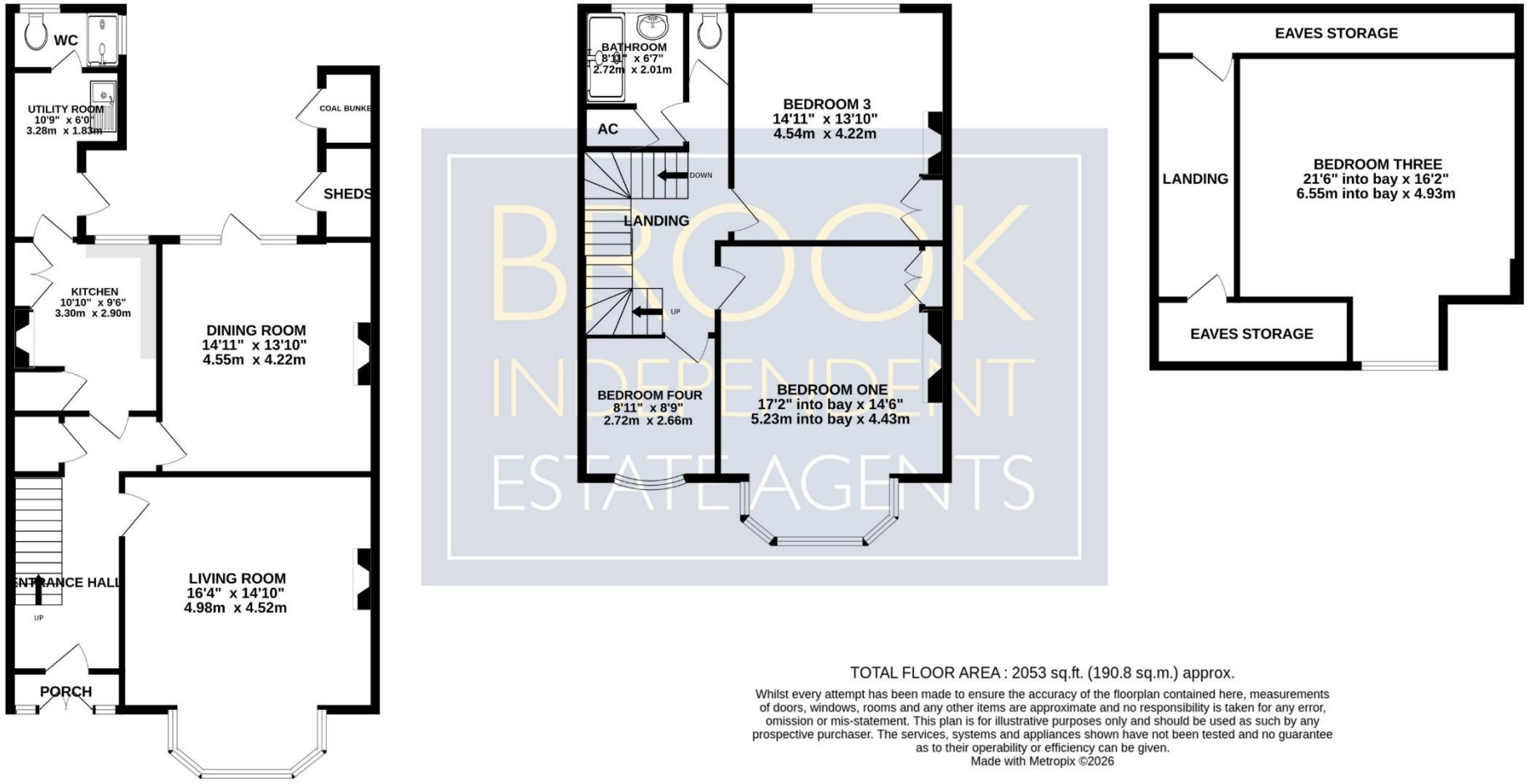




GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.

2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BROOK INDEPENDENT ESTATE AGENTS

BROOK
INDEPENDENT
ESTATE AGENTS
33 Middle Road, Park Gate, Southampton SO31 7GH
Tel: 01489 885500 admin@brookindependent.co.uk
www.brookindependent.co.uk

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