

Fenwicks are pleased to offer for sale a superb example of an Edwardian detached property offering substantial accommodation with the potential for multi-generational living. The property has six bedrooms and three bathrooms, arranged over three floors and is presented in excellent decorative order.

The Accommodation Comprises

Entrance Porch

Composite front door, glazed door leading to the entrance hall.

Entrance Hall

Terrazzo stone flooring, stairs to the first floor, radiator, uPVC double-glazed window, understairs storage cupboard, additional shelved storage cupboard.

Cloakroom

Low-level WC, wash hand basin, tiled surrounds, marble floor tiles, double-glazed window.

Study 10' 11" x 9' 10" (3.32m x 2.99m) maximum measurements

Double-glazed window with fitted shutter blinds, cast iron fireplace with tiled hearth, radiator.

Dining Room 17' 6" (plus bay) x 12' 11" (5.33m x 3.93m)

Double-glazed dual-aspect windows with fitted shutter blinds, fireplace with marble hearth and gas fire, radiator.

Lounge 15' 10" x 15' 9" (4.82m x 4.80m)

Wood-burning stove, radiator, uPVC double-glazed sliding doors leading to the conservatory, French doors leading to the kitchen/family room.

Second Lounge 17' 5" x 13' 0" (5.30m x 3.96m) maximum measurements

Double-glazed window with fitted shutter blinds, cast iron fireplace with tiled hearth, built-in storage cupboards either side of the chimney breast, double radiator.

Conservatory 17' 0" x 9' 0" (5.18m x 2.74m)

Two double-glazed windows, French doors leading to the rear garden, glass roof, door leading to the garage, wood-effect flooring.

Kitchen/Family Room 22' 3" x 12' 0" (6.78m x 3.65m)

Fitted with a range of modern wall and base units, one-and-a-half-bowl sink unit, work surfaces, two built-in ovens, induction hob, recess for an American-style fridge/freezer, breakfast bar, radiator, plumbing for washing machine and dishwasher, double-glazed window, French doors leading to the rear garden, cupboard housing the gas central heating boiler.

First Floor Landing

Stained-glass window with secondary glazing, radiator, understairs storage cupboard, stairs leading to the second floor.

Bedroom One 17' 6" (plus bay) x 12' 10" (5.33m x 3.91m)

Double-glazed bay window with fitted shutter blinds, radiator.

Bedroom Two 16' 3" x 13' 2" (4.95m x 4.01m)

Double-glazed patio doors leading to the first-floor sun lounge, radiator.

Sun Lounge 12' 4" x 15' 11" (3.76m x 4.85m)

Double-glazed windows, polycarbonate roof covering, two radiators, French doors leading to the balcony with iron balustrade, door leading to the hallway.

Bedroom Three 12' 0" x 9' 4" (3.65m x 2.84m)

Double-glazed window, radiator.

Bedroom Four 11' 0" x 10' 2" (3.35m x 3.10m) maximum measurements

Double-glazed window with fitted shutter blinds, radiator.

Shower Room

Double-sized shower cubicle, wash hand basin set into a vanity unit, WC, double-glazed window, airing cupboard, heated towel rail, tiled surrounds.

Bathroom 8' 8" x 8' 2" (2.64m x 2.49m)

Bath, wash hand basin, WC, two double-glazed windows, tiled splashbacks.

Second Floor Landing

Skylight roof window.

Bedroom Five 18' 10" x 10' 5" (5.74m x 3.17m) maximum measurements

Two skylight windows, electric radiator.

Bedroom Six 10' 1" x 7' 5" (3.07m x 2.26m)

Skylight window, electric radiator.

Jack and Jill Shower Room

Shower cubicle, vanity unit with wash hand basin, WC, skylight window, electric heated towel rail, extractor fan.



Outside

The front of the property is enclosed by a front wall and gate, with a paved pathway and borders, together with a driveway leading to the garage.

Garage 23' 11" x 9' 2" (7.28m x 2.79m)

Electric roller door operated by remote control, power and lighting.

Rear Garden

Predominantly laid to lawn, with a patio area, borders and outside power point.

Agents Note

The vendors have advised that the solar panels are owned outright.

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>



Tenure: Freehold

Council Tax Band: E

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£650,000
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