



16 Craneswater Park
Southsea, PO4 0NT
Price Guide £750,000

co**groves**

Sales, Rentals and Block Management

EXCEPTIONAL FAMILY HOME WITH SELF-CONTAINED ANNEX GATED PARKING & GENEROUS GARDENS. An exceptional opportunity to acquire a substantial and beautifully presented family home in Craneswater Park, one of Southsea's most sought-after residential locations. Offering generous accommodation arranged over three floors, this is a home designed for modern family life: spacious, flexible and wonderfully positioned, with the seafront, Canoe Lake and the best of Southsea all within easy reach. At the heart of the house is the impressive open-plan living space, creating a natural place for family life, entertaining and relaxed weekends at home. Generous proportions and excellent natural light give the property a wonderful sense of space, while the layout provides the flexibility increasingly sought by modern families.



A home that adapts to you:

One of the property's standout features is its self-contained annexe. Providing genuinely separate and versatile accommodation, it opens up a wealth of possibilities: independent space for older children or relatives, comfortable guest accommodation, a dedicated home-working environment or simply valuable additional living space. For buyers looking for a home capable of adapting as family circumstances change, this is an exceptional asset.

An unusually generous plot:

Outside, the property offers something increasingly difficult to find in this part of Southsea: a substantial front garden together with secure gated off-road parking. The generous frontage gives the house a wonderful sense of separation from the road and creates an impressive approach to the property. The size of the plot also presents intriguing possibilities for a future owner wishing to further enhance the house, subject of course to the necessary planning permissions and consents.

Craneswater Park living

The location is difficult to beat. Craneswater Park offers the rare combination of a peaceful, established residential setting with the Southsea lifestyle virtually on the doorstep. Canoe Lake, the seafront, Southsea Common and miles of coastal walks are all close by, while Southsea's independent cafés, restaurants, shops and everyday amenities are easily accessible. It is a location that allows you to leave the car at home and enjoy much of what makes Southsea such a special place to live.

A rare Southsea opportunity

What sets this property apart is not simply its size, but the combination it offers. A sought-after Craneswater Park address. Generous family accommodation. A self-contained annexe. Gated parking. Substantial outside space. And the seafront just minutes away. Homes offering all of these qualities in one property are rarely available. For buyers seeking a substantial Southsea home with the space to accommodate both today's lifestyle and tomorrow's possibilities, this is an opportunity that deserves to be viewed.

Porch

Front door leading to porch, tiled flooring, stained glass window with additional stained glass window and door leading to:

Entrance hall 17'7 x 7 (5.36m x 2.13m)
Panelled staircase leading to first floor, wooden flooring, coved and textured ceiling, radiator, door to:

Lounge 20'4 into bay x 14'8 (6.20m into bay x 4.47m)
Lead light southerly facing bay window to front with window seat

and storage below, overlooking front garden, offering plenty of natural daylight. Wooden flooring, coved ceiling, fireplace with mantelpiece over, two radiators, double doors leading to:

Dining room 17'8 x 9'7 (5.38m x 2.92m)
Double glazed lead light window to side and lead light door to rear leading to garden, wooden flooring, wood panelled walls, radiator, door to:

Kitchen 18'4 x 12'2 (5.59m x 3.71m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, dishwasher, gas cooker, space for fridge freezer, tiled flooring, part tiled walls, radiator. spotlights, double glazed lead light windows to side and rear, door to:

Utility room 6'4 x 3'9 (1.93m x 1.14m)
Plumbing for washing machine, space for tumble dryer, tiled flooring, overhead storage, lead light door to garden.

Cloakroom 8'4 x 3' (2.54m x 0.91m)
Suite comprising WC, wash hand basin, part tiled walls, tiled flooring, radiator, extractor, understairs storage cupboard.

First floor landing
Stairs to top floor.

Bedroom 1 16'4 x 13'9 (4.98m x 4.19m)
Lead light window to front, built in wardrobe/storage cupboard, radiator.

Bedroom 2 13'7 x 10'11 (3.96m'2.13m x 3.33m)
Double glazed lead light window to rear, fitted wardrobe/storage cupboard, radiator.

Bedroom 4 9'9 x 6'6 (2.97m x 1.98m)
Lead light window to front, radiator.

Bathroom 8'5 x 7'11 (2.57m x 2.41m)
Suite comprising bath with shower attachment, WC, wash hand basin, shower cubicle, part tiled walls, vinyl flooring, spotlights, radiator, double glazed lead light window to rear, stained glass above bathroom door.

Top floor landing
Skylight window, wooden flooring.

Bedroom 3 16'8 x 17'6 (5.08m x 5.33m)
Three skylight windows to front, two skylight windows to rear, wooden flooring, eves storage cupboards, additional storage cupboards, radiator.

Shower room 6'5 x 6'4 (1.96m x 1.93m)

Suite comprising shower cubicle, wash hand basin, WC part tiled walls, spotlights, extractor, cupboard housing gas Baxi boiler.

Annex 17'7 x 9'9 (5.36m x 2.97m)
Double glazed window to side, electric heater, storage cupboard/wardrobe.

Annex shower room 6' x 5'2 (1.83m x 1.57m)
Double glazed window to front, shower cubicle, wash hand basin with storage below, WC, heated towel rail, part tiled walls.

Rear garden
Enclosed private rear garden with walled and fenced boundaries, two patio areas, lawn area, storage shed, two outside taps, block paved side storage area providing side pedestrian access.

Front garden/driveway
Double gates leading to block paved driveway providing parking to front for several vehicles, lawn area, shrub borders, trees, gate to side providing side pedestrian access to rear garden.

Additional information
Tenure - Freehold

Council Tax - Band F

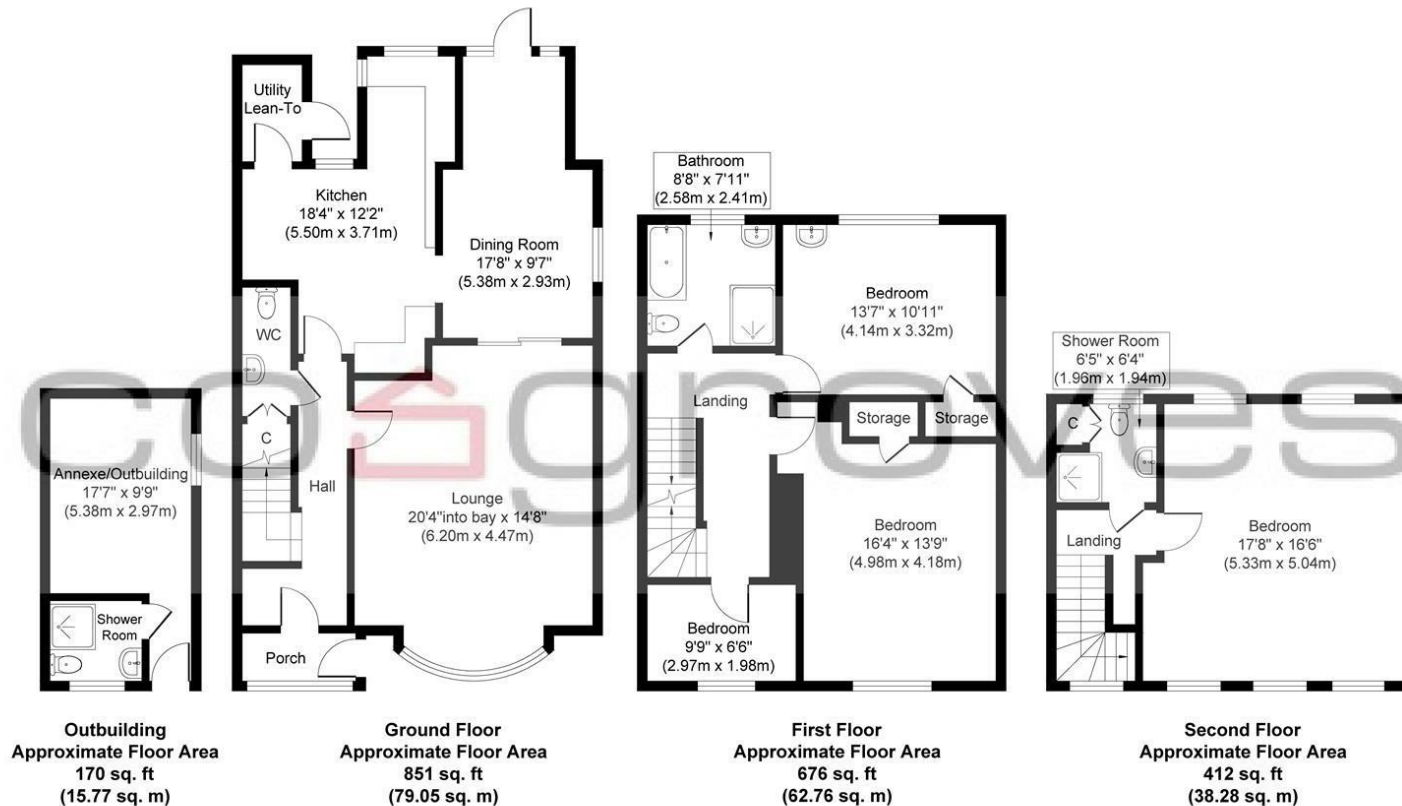
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







Craneswater Park, Southsea, PO4 0NT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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