

# bushnell porter



## Festing Grove Southsea PO4 9QD



- Entrance hall with period front door and staircase
- Front aspect lounge
- Dining room
- Ground floor shower room
- Family room/kitchen
- Three first floor bedrooms
- Master bedroom with ensuite bathroom
- Two top floor bedrooms
- Top floor shower room
- Gas central heating and double glazing
- Period features throughout
- Enclosed southerly aspect rear garden
- Internal inspection highly recommended



### Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter

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**A semi-detached period double bay house situated close to Southsea Seafront with period features throughout, full height cellar rooms and a southerly aspect rear garden.**

## **ACCOMMODATION**

**ENTRANCE HALL** via period panelled part frosted leadlight glazed front door with adjacent matching window and fanlight over, period staircase rising to first floor with natural wood banister, carved spindles and newel post, understairs panelling, period skirting board, dado rail and natural wood panelled doors to all rooms, radiator, wood grain effect flooring, central heating room thermostat, door leading down to cellar.

**CELLAR ENTRANCE AREA** with staircase, gas and electric meters and fuses, door to storage room.

**CELLAR ROOM 1** 13ft 5 (4.11m) x 15ft (4.57m) plus deep front aspect recess 7ft 5 (2.26m) x 4ft 1 (1.26m) full head ceiling height.

**CELLAR ROOM 2** 14ft 3 (4.36m) x 12ft 5 (3.79m) full head height ceiling, power and light points in cellar.

**SHOWER ROOM/UTILITY ROOM** (previously kitchen) 9ft 9 (3.00m) x 9ft (2.73m) rear aspect room via frosted double glazed door with adjacent double glazed window, fanlight over, wall mounted boiler, corner shower cubicle with two tiled walls, glazed door/screen, electric shower mixer, pedestal wash hand basin with chrome taps and tiled splashback, low level wc, chrome towel rail/radiator, wood grain effect flooring, space for washing machine and tumble dryer.

**LOUNGE** 13ft 3 (4.06m) x 14ft 10 (4.52m) plus deep front aspect square bay window approximately 7ft (2.14m) x 4ft (1.22m) front aspect room via double glazed windows with part built-in window shutters, central chimney breast with wooden mantle and surround, decorative cast iron back, decorative tiled inserts, cast iron grate, tiled hearth with gas coal effect fire, radiator, period skirting boards and decorative ceiling coving and rose, three wall light points, television point.

**DINING ROOM** 14ft 1 (4.31m) x 12ft 3 (3.73m) panelled radiator, period skirting boards, coving and ceiling rose, four wall light points, wood grain effect flooring, bi-fold doors leading through to lounge, part panelled part glazed French door leading through to kitchen/family room.

**KITCHEN/FAMILY ROOM** 17ft 10 (5.43m) x 12ft 2 (3.72m) plus family area 7ft 7 (2.33m) x 9ft (2.72m). **Kitchen area** comprising shaker design panel effect Oak units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, black granite work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet lighting, integrated dishwasher, cutlery and pan drawers, eyelevel brushed steel oven and grill, four ring gas hob with brushed steel splashback and integrated cooker hood over, space for freestanding fridge/freezer, plinth heater, floating shelf over sink with double glazed picture window overlooking flagstone and lawned southerly aspect rear garden, inset ceiling spotlights, part panelled part frosted leadlight coloured glazed door leading to side storage area. **Family area** with double glazed roof, double glazed French doors opening out onto flagstone and lawned rear garden with adjacent double glazed windows, panelled radiator, wall light point.

**SIDE LEAN TO** with wooden door to side passage way, part panelled part single glazed door to rear garden, double glazed polycarbonate roof.

**FIRST FLOOR GALLERIED LANDING** with natural wood banister, carved spindles and newel post, period skirting boards with dado rail, natural wood period panelled doors to all rooms, panelled radiator, stairs rising to second floor.

**BEDROOM 1** 14ft 10 (4.53m) x 13ft 3 (4.03m) plus deep front aspect square bay window approximately 7ft (2.13m) x 4ft (1.22m) front aspect room via double glazed windows with part window shutters, views towards Highland Road Cemetery between houses, three wall light points, panelled radiator, period skirting boards and ceiling coving, feature panelled double doors opening onto ensuite bathroom.

**ENSUITE BATHROOM** 8ft 5 (2.56m) x 6ft 4 (1.94m) front aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome taps, chrome shower mixer over with glazed folding screen, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, panelled radiator, bamboo flooring, inset ceiling spotlights, extractor fan.

**BEDROOM 2** 14ft 4 (4.37m) x 12ft 3 (3.73m) southerly rear aspect room via double glazed window overlooking rear gardens, panelled radiator, pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback, period ceiling coving and skirting boards.

**BEDROOM 3** 9ft 10 (3.00m) x 9ft (2.73m) reducing to 7ft 9 (2.37m) southerly rear aspect room via double glazed window overlooking rear gardens, wood grain effect flooring, radiator.

**SECOND FLOOR LANDING** period single glazed sash window, plain plastered part sloping ceilings, banister with carved spindles and newel post, part panelled part glazed door to all rooms, access to loft space.

**BEDROOM 4** 15ft 5 (4.69m) reducing to 11ft 6 (3.52m) x 9ft 8 (2.96m) reducing to 5ft 1 (1.55m) (measurements approximately due to irregular shape of room) southerly rear aspect room via double glazed window, plain plastered part sloping ceiling, period cast iron fire surround, panelled radiator, picture rail.

**BEDROOM 5** 15ft 7 (4.76m) reducing to 14ft 8 (4.47m) x 10ft 1 (3.07m) front aspect room via double glazed window overlooking roof tops and towards Highland Road Cemetery between houses, period cast iron fire surround, panelled radiator, plain plastered part sloping ceiling.

**SHOWER ROOM** 7ft 9 (2.36m) reducing to 6ft 6 (2.00m) x 5ft 10 (1.79m) three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, electric shower mixer, close coupled wc, pedestal wash hand basin with chrome tap and tiled splashback, chrome towel rail/radiator, wood grain effect flooring, plain plastered part sloping ceiling with inset ceiling spotlights and double glazed skylight window.

**OUTSIDE** to the front of the property there is a deep forecourt approach, period tiled flooring, cast iron canopy, flower borders with mature flowers and shrubs, outside courtesy light. To the rear of the property there is an enclosed southerly aspect room garden approximately 24ft 7 (7.51m) x 31ft 4 (9.55m) southerly garden with flagstone paving, lawn area with flower borders, railway sleeper edging, mature flowers and shrubs, outside tap.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate size and layout of this period double bay and forecourt house that has southerly aspect rear garden plus the added benefit of potential conversion of cellar rooms and to extra accommodation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

