



29 Brading Avenue | Southsea | Hampshire | PO4 9QJ

FINE & COUNTRY

£1,000,000 - Freehold



Features

- An Impressive Semi-Detached Family Home
- Five Bedrooms, Primary with En-Suite Bathroom
- 19' Drawing Room
- Recently Refitted Kitchen

PROPERTY SUMMARY

Located just moments from the Victorian Promenade and seafront, this impressive and distinctive semi detached family home occupies a prominent corner position with wrap around gardens on three sides. Offering an extensive 3,285 sq ft of accommodation including a garage and cellar rooms, the property is arranged over

three floors and provides generous, versatile living space throughout. The ground floor features a welcoming hallway, an elegant 19' drawing room, a formal dining room with a attractive bay window, a cloakroom, a superb 20' refitted kitchen/breakfast room complete with integrated Neff appliances and a practical boot room completes this level. On the first floor, there is a

spacious walk in wet room, a large linen cupboard, a separate cloakroom, and three well proportioned bedrooms, including a generous primary bedroom with en suite bathroom. The top floor offers two additional bedrooms, ideal for guests, working from home or growing families. Brading Avenue is a sought after residential location close to the waterfront, within easy reach



of local schooling and just a short distance from the vibrant cafés, shops and amenities of Albert Road and Palmerston Road. The property also provides excellent access to Portsmouth Grammar School, High School and Mayfield Schools. Further benefits include gas fired central heating, double glazed sash style windows, a garage, and no forward chain. Early viewing is highly recommended to fully appreciate the size, character and prime location of this exceptional home.

ENTRANCE

No.29 is located on the corner of Brading Avenue and Festing Grove looking along Kimberley Road, curved brick retaining wall with wooden fence panelling over, two pedestrian gates with brick pillars and stone mullions over leading to central herringbone brick pathway with feature apple trees avenue, curved brick pathways leading to either side of the house with false grass lawned areas, quarry tiles with step to main front door, main front door leading to:

PORCH

Quarry tiled flooring, dado rail, internal door with leadlight panels with matching panel to one side and over to:

HALLWAY

L shaped, high ceiling with coving, dado rail, high skirting boards, balustrade staircase rising to first floor, steps down to rear wing and door to basement, radiator.



DRAWING ROOM

19' 0" x 13' 5" (5.79m x 4.09m) Square bay to side aspect with double glazed sash windows, high ceiling with coving, picture rail, wall lights, two radiators, central chimney breast with feature surround fireplace and living flame coal effect gas fire with tiled hearth.

DINING ROOM

17' 2" x 14' 10" (5.23m x 4.52m) Square bay window to front aspect with double glazed sash windows overlooking garden and along Kimberley Road with radiator under and panelling to either side and under, high skirting boards, central chimney breast with wood surround fireplace and living flame coal effect gas fire, tiled inlay and matching hearth, serving hatch, high ceiling with coving and rose, picture rail, double glazed window to side aspect overlooking garden, dimmer switch.

WEST WING

HALLWAY

Large built-in storage cupboard with shelving, serving hatch to dining room, doors to primary rooms.

CLOAKROOM

Low level w.c., double glazed sash frosted window to front aspect, cloak hooks, feature sink unit with slate surface, cupboards under and mirror over, vinyl herringbone flooring.

KITCHEN / BREAKFAST ROOM

20' 1" x 12' 0" (6.12m x 3.66m) Breakfast area: Central chimney breast with built-in shelving and cupboards to either side, radiator, double glazed window to rear aspect, peninsular style divide leading to:

KITCHEN

Recently replaced kitchen with dark fronted units and quartz work surface, inset Franke sink unit with mixer tap, double glazed window to side aspect, integrated Neff washing machine, fridge, freezer and dishwasher with matching doors, range of pan drawers, inset Neff four ring gas hob with glass splashback and extractor hood, fan and light over, hot plate, Neff eye-level double oven and grill with cupboards over and under, tall larder cupboard with shelving, glazed panelled door to rear lobby/boot room, radiator, ceiling spotlights and coving, tile effect flooring.

BOOT ROOM

5' 11" x 2' 11" (1.8m x 0.89m) Door to rear garden, tiled flooring, double glazed window to front aspect.

FIRST FLOOR (WEST WING)

Mezzanine landing with stairs up to primary landing, high skirting boards, dado rail, walk-in linen cupboard with shelving and double glazed sash window to side aspect.

CLOAKROOM

Low level w.c., panelling to half wall level with dado rail over, double glazed sash window to front aspect, herringbone flooring.

BEDROOM 3

12' 8" x 10' 8" to front of built-in cupboards (12'0" max.) (3.86m x 3.25m) Double glazed sash window to side aspect with views along Festing Grove, radiator, central chimney breast with cast iron surround fireplace, tiled inlay and hearth with built-in cupboards to either side, picture rail, vanity unit with oval wash hand basin and drawer under, mirror over.

WET ROOM

8' 8" x 7' 11" (2.64m x 2.41m) Built-in double doored cupboard housing hot water cylinder and shelving, vanity unit with wash hand basin, cupboards and drawers under, mirror over with shaver point and light, radiator, double glazed frosted sash window to side aspect, shower area with wall mounted controls and floor drain away, hand rail.

PRIMARY LANDING

Staircase rising to top floor, high ceiling with skylight window, ceiling coving, panelling up to dado rail, doors to primary rooms.

BEDROOM 1

24' 2" x 13' 5" (7.37m x 4.09m) Bay window to side aspect with double glazed sash windows overlooking Brading Avenue with panelling under, radiator, high skirting boards, high ceiling with coving, picture rail, second radiator, comprehensive range of tall wardrobes to one wall with hanging space and shelving, built-in headboard and bedside cabinets, door to:

EN-SUITE BATHROOM

White suite comprising: panelled bath with mixer tap and separate shower over, vanity unit with twin sinks and cupboards under, mirror over, heated towel rail, double glazed sash window to front aspect looking along Kimberley Road, corner w.c., fully ceramic tiled to walls, ceiling spotlights, extractor fan.

BEDROOM 2

17' 2" x 14' 11" (5.23m x 4.55m) Square bay window to front aspect with double glazed sash windows with views along Kimberley Road with panelling under, radiator, double glazed sash window to side aspect, curved vanity unit with circular wash hand basin, cupboards and drawers under, mirror and shaver point over, built-in wardrobe to one side of chimney breast, ceiling coving, picture rail.

TOP FLOOR (WEST WING)

Landing with balustrade, doors to primary rooms.

BEDROOM 5

12' 8" x 10' 0" (3.86m x 3.05m) Double glazed sash window to side aspect with views along Festing Grove, radiator, central chimney breast with cast iron surround fireplace with tiled hearth, built-in cupboard to one side with drawer under.

BEDROOM 4

16' 4" x 10' 0" (4.98m x 3.05m) Double glazed sash window to side aspect looking along Festing Grove, radiator, picture rail, cast iron surround fireplace with tiled hearth, built-in louvre doored storage cupboard to one side housing Vaillant boiler supplying domestic hot water and central heating (not tested).

BASEMENT / CELLAR

Maximum ceiling height 8'0" in three rooms.

ROOM 1

14' 10" x 6' 4" (4.52m x 1.93m) Range of shelving to one end, electric consumer box, power points, lighting.

ROOM 2

13' 3" x 5' 0" (4.04m x 1.52m) Range of shelving.

ROOM 3

16' 8" x 9' 7" (5.08m x 2.92m) Currently used as a gym with high level window to front aspect, wall mounted gas meter, corner shower cubicle with Triton shower and DAB Sani-Flo pump system, in one corner is a sauna.

OUTSIDE

The garden wraps round from the front of the house to either side, on the Brading Avenue side is a high brick retaining wall with wooden fencing over, feature water fountain, flowering shrub borders with evergreens and bushes, paved and slate chippings area, seating area with pergola over with vine, central pathway leading to main front door with feature step over apple tree. The garden wraps round to the front of the dining room with a false grass area and curved pathway leading to second pedestrian gate, to the right hand side of the house is a crazy paved large patio with seating area and greenhouse, remote control sliding door providing access to:

GARAGE

16' 11" x 12' 2" (5.16m x 3.71m) Pitched roof, storage drawers and open shelving to one end, window to side aspect, remote control electric up and over door, fluorescent tube lighting.

AGENTS NOTES

To the right hand side of the plot is a double detached garage 18'2" x 15'11" (this can be bought separately as it is held under a separate title – not on floor plan).

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

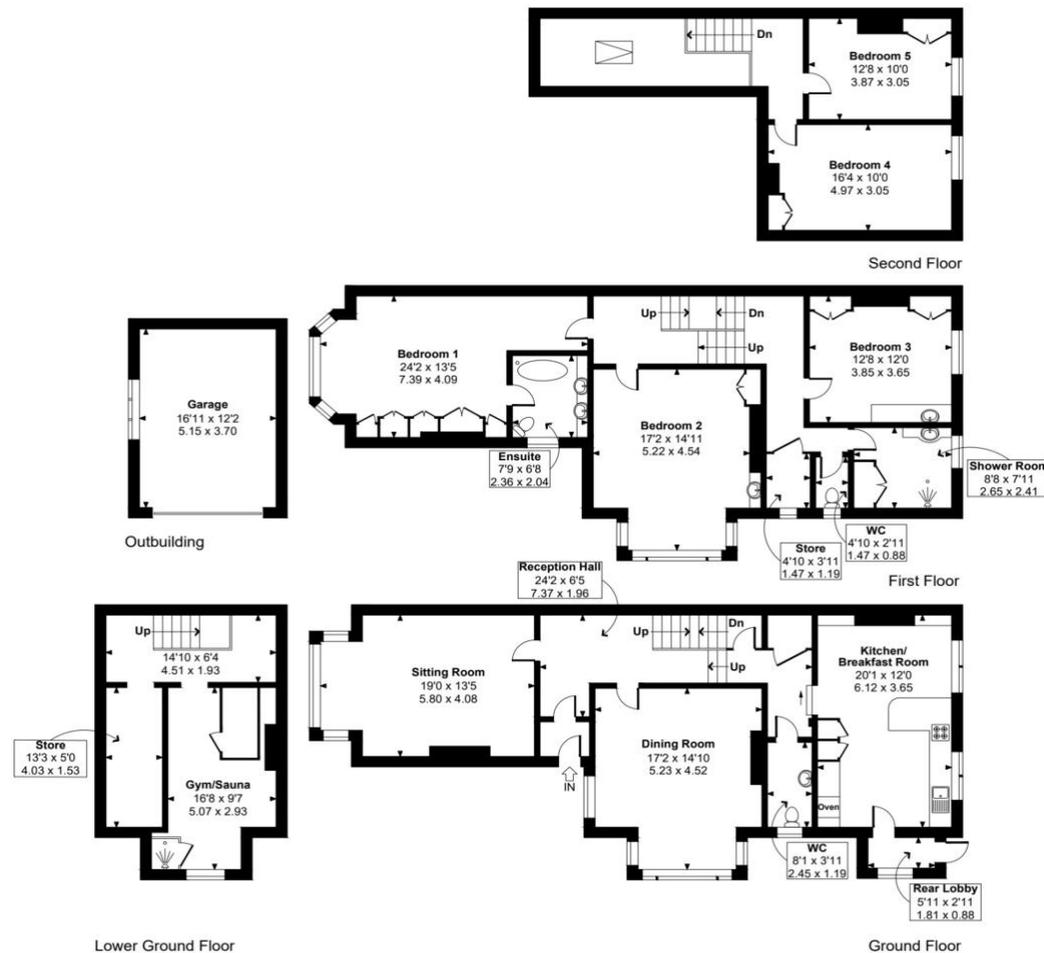


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Approximate Gross Internal Area = 258.3 sq m / 2780 sq ft

Outbuilding = 19.5 sq m / 210 sq ft

Total = 277.8 sq m / 2990 sq ft



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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