



37 Festing Road | Southsea | Hampshire | PO4 0NG

FINE & COUNTRY

£700,000 - Freehold



Features

- A Semi-Detached Family Home
- Seven Bedrooms
- Three Bathrooms / Shower Rooms
- Three Reception Areas

PROPERTY SUMMARY

An excellent opportunity to purchase an extensive semi-detached family home which is situated in the heart of Southsea, yet within easy access of Albert Road shopping amenities, restaurants, public houses as well as the Victorian waterfront and Canoe Lake. The accommodation provides 2820 sq ft of living space arranged over five floors with a

large through lounge/dining room, cloakroom, kitchen and morning room on the ground floor with seven bedrooms, two bathrooms, a shower room and storeroom on the upper levels. The property is offered with gas fired central heating, double glazing (where stated) and the opportunity to upgrade the accommodation by creating extra bathrooms. This late

Victorian/early Edwardian family home has an immense amount of opportunity with side pedestrian access and an enclosed easterly facing rear garden, early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.



ENTRANCE

Brick retaining wall with gateway leading to crazy paved forecourt, main front door with glazed panel over leading to:

FOYER

Coir matting, panelling to half wall level, internal door to:

HALLWAY

Radiator, balustrade staircase rising to first floor with large understairs storage cupboard housing gas and electric meters, high skirting boards, doors to primary rooms, ceiling coving.

LOUNGE/DINING ROOM

31' 7" x 14' 5" decreasing to 11' 2" (9.63m x 4.39m) Sitting area: Double glazed bay window to front aspect, high ceiling with coving, picture rail, high skirting boards, two double radiators, central chimney breast with wood surround fireplace and tiled inlay, square opening leading to:



Dining area: wood surround fireplace, door to hallway, double radiator, high ceiling with coving, ceiling rose, picture rail, twin double glazed doors leading to:

BOILER ROOM

Tiled flooring, Perspex roof, door to outside, wall mounted Baxi boiler and hot water cylinder supplying domestic hot water and central heating (not tested).

CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, radiator, tiled to half wall level.

KITCHEN

13' 10" x 12' 3" (4.22m x 3.73m) Range of built-in narrow storage cupboards with shelving, double radiator, range of wall and floor units, inset 1½ bowl stainless steel sink unit with mixer tap, five ring gas hob with splashback, extractor hood, fan and light over, double glazed window to side aspect, washing machine point, eye-level double oven with storage cupboards over and under, wood laminate flooring, door to:



MORNING ROOM

12' 4" x 12' 3" (3.76m x 3.73m) Sliding double glazed door leading to rear garden, window to side aspect, double radiator.

FIRST FLOOR

Mezzanine landing to rear, stairs leading to primary landing.

CLOAKROOM

Low level w.c., wall mounted wash hand basin with tiled splashback, radiator, double glazed window to side aspect.



BATHROOM

White suite comprising: panelled bath with telephone style mixer tap and shower attachment, wash hand basin, low level w.c., extractor fan.

OPEN ROOM

12' 2" x 9' 5" (3.71m x 2.87m) (Currently arranged as a 2nd Kitchen) Double glazed frosted window to side aspect, range of units, tiled surrounds, sink unit, door to:

BEDROOM 2

12' 3" x 11' 1" to front of chimney breast (3.73m x 3.38m) Cast iron surround fireplace with built-in wardrobe to one side, double glazed window to rear aspect with radiator under.

SECOND FLOOR

Main landing with staircase rising to upper levels, radiator, ceiling coving.

BEDROOM 3

13' 10" x 11' 2" (4.22m x 3.4m) Double glazed window to rear aspect with radiator under, cast iron surround fireplace with built-in wardrobe to one side.

BEDROOM 1

17' 3" x 11' 3" (5.26m x 3.43m) Measurements do not include recessed area for door opening, radiator, central chimney breast with granite surround fireplace and cast iron inlay, double glazed bay window to front aspect.

BEDROOM 4

10' 5" x 7' 0" (3.18m x 2.13m) Double glazed window to front aspect, radiator.

THIRD FLOOR

Landing to rear, balustrade staircase rising to top floor.

STORE ROOM

(Former cloakroom) Double glazed window to side aspect.

SHOWER ROOM

Shower cubicle, pedestal wash hand basin, heated towel rail.

BEDROOM 6

10' 1" x 8' 9" (3.07m x 2.67m) Cast iron surround fireplace, radiator, window to side aspect.

BEDROOM 5

12' 4" x 12' 4" (3.76m x 3.76m) Double glazed window to rear aspect with radiator under.

TOP FLOOR

Access to loft space.

STORE ROOM

17' 0" maximum x 7' 3" decreasing to 3' 5" (5.18m x 2.21m)
Skylight window to front aspect with window to one side, radiator.

BEDROOM 7

12' 5" x 8' 10" (3.78m x 2.69m) Double glazed window to front aspect, door to:

EN-SUITE BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, heated towel rail, eaves to ceiling to rear aspect restricting headroom, double glazed dormer window to rear aspect.

OUTSIDE

Paved easterly facing rear garden, side pedestrian access.

AGENTS NOTES

Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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