



23 Livingstone Road, Southsea, Hampshire, PO5 1RS

 FINE & COUNTRY

£750,000 - Freehold



Features

- A Late Victorian Semi-Detached Home
- Five Bedrooms
- Three Reception Rooms
- 23' Kitchen/Breakfast Room

PROPERTY SUMMARY

Homestall is an impressive late Victorian semi detached home offering versatile family accommodation arranged over four floors with approximately 2114 sq ft living space. The reception level features an L shaped hallway giving access to a family room, formal dining room, kitchen, cloakroom and

17' sitting room with steps down to a cellar/basement providing useful storage space. The split level first floor continues with four well proportioned bedrooms and a family bathroom, with a further bedroom on the top floor. Outside to the front is a forecourt and side pedestrian access leading to a 75' enclosed rear garden bounded by

brick walls offering privacy. Homestall is located in a popular residential pocket of Southsea within easy reach of local shops, bus routes, recreation grounds, schools and the Victorian seafront. Early viewing is strongly recommended to appreciate the accommodation and location on offer.



ENTRANCE

Rendered and painted retaining wall with painted pillars and wrought iron gate leading to forecourt, paved area with shrubs, evergreens and bushes, pathway to front door and side pedestrian access to right hand side, twin storm doors with leadlight stained glass panels over leading to:

PORCH

Tiled flooring, feature leadlight stained glass window to side aspect, original main front door with leadlight frosted panels leading to:

HALLWAY

L shaped, stripped and stained skirting boards, dado rail, window to side aspect, balustrade staircase rising to first floor, stairs down to lower mezzanine level and access to cellar, high ceiling with coving, radiator.



SITTING ROOM

17' 2" into bay window x 14' 5" (5.23m x 4.39m) Double glazed sash style bay window to front aspect, high skirting boards, double radiator, ornate ceiling coving with central rose, second radiator, central chimney breast with cast iron surround open fireplace with exposed brick inlay and tiled hearth.

FAMILY ROOM

18' 11" into bay window x 11' 0" (5.77m x 3.35m) Feature stripped wooden twin doors into bay window with matching windows with radiators under to either side leading to rear garden, high ceiling with coving, picture rail, wood surround fireplace with tiled inlay and matching hearth, stripped and stained skirting boards and architraves.



DINING ROOM

14' 11" x 9' 7" maximum (4.55m x 2.92m) Glazed panelled door to hallway, central chimney breast with stone surround fireplace and wooden mantle over, built-in dresser to one side with cupboards and glazed panelled doors and shelving to upper section, tall cupboard with glazed door to one side leading to kitchen, sash window to rear aspect with radiator under, ceiling coving.

KITCHEN/BREAKFAST ROOM

23' 1" x 8' 7" into bay window decreasing to 6'3" at narrowest point (7.04m x 2.62m) Dining area: Bay window to side aspect overlooking garden, range of high-level storage cupboards, washing machine point, double radiator, laminate flooring.

Kitchen: Range of floor and wall units with work surface, space for fridge/freezer, gas cooker point (not tested), double glazed door leading to rear garden, inset single drainer stainless steel sink unit with mixer tap, windows to side and rear aspect overlooking garden, ceiling spotlights.



CLOAKROOM

Corner wash hand basin, low level w.c., window to rear aspect.

CELLAR/BASEMENT

12' 0" x 11' 10" maximum, decreasing to 6'0" (3.66m x 3.61m) L shaped, maximum ceiling height 6'4", wall mounted electric consumer box, power points and lighting, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), gas meter.

FIRST FLOOR

Mezzanine landing with staircase rising to primary landing, dado rail, door bedroom.

BEDROOM 3

14' 11" x 9' 8" maximum (4.55m x 2.95m) Sash window to rear aspect with radiator under, ceiling coving, built-in double doored wardrobe to one side of chimney breast, panelling to dado rail level, stripped and stained skirting boards, architraves and dado rail, interlinking door leading to:

BEDROOM 5

14' 8" x 6' 9" (4.47m x 2.06m) Narrow cast iron surround fireplace, sash window to rear aspect overlooking garden, oval wash hand basin with cupboards under and tiled splashback, radiator.

PRIMARY LANDING

Radiator, stripped and stained skirting boards, architraves and dado rails, staircase rising to top floor, doors to primary rooms.

BEDROOM 1

15' 0" x 14' 6" (4.57m x 4.42m) Double glazed sash window to front aspect, high ceiling with coving, high skirting boards.

FAMILY BATHROOM

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, chrome heated towel rail, double glazed frosted window to front aspect, tiled flooring, fully ceramic tiled to walls, window to side aspect, corner shower cubicle, high level borrowed light.

BEDROOM 2

18' 10" into bay window x 11' 0" (5.74m x 3.35m) Stripped and stained bay window to rear aspect overlooking garden with radiator under, stripped and stained skirting boards, high ceiling with coving, wood surround fireplace with tiled inlay, built-in louvre doored cupboard with range of shelving.

TOP FLOOR

Landing with balustrade, stripped and stained skirting boards and dado rail, door to:

BEDROOM 4

15' 2" x 9' 7" (4.62m x 2.92m) Sash window to rear aspect overlooking garden, pedestal wash hand basin, ceiling coving, radiator.

OUTSIDE

To the rear is an enclosed garden with brick retaining walls on all sides with fence panelling over, central lawn and well-stocked with range of shrubs, evergreens and rose bushes, rockery style areas, side pedestrian access, steps up to twin doors from dining room, small pond, greenhouse, brick paved area and brick shed, cold water tap.

AGENTS NOTES

Council Tax Band E - Portsmouth City Council

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

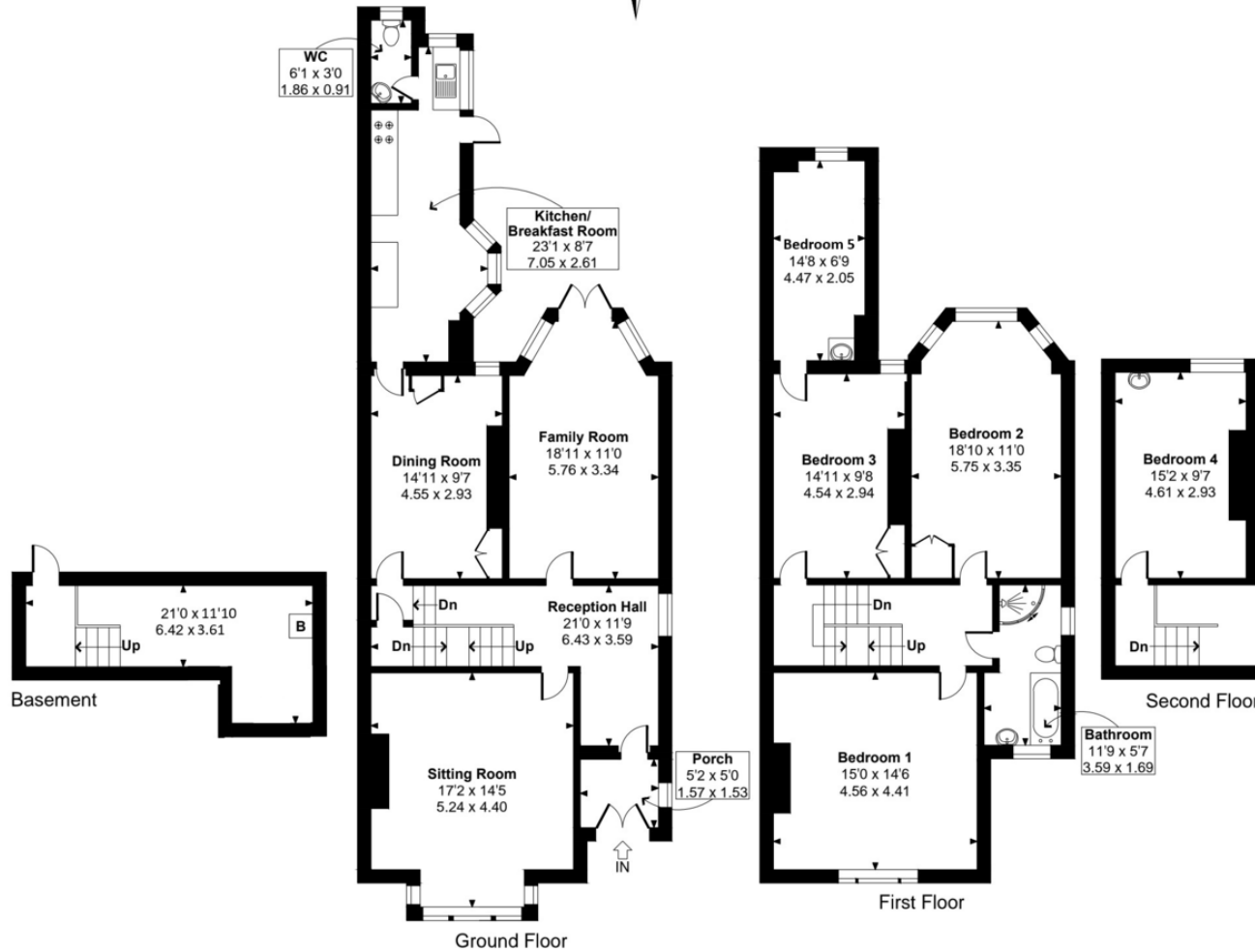
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

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.



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Approximate Gross Internal Area = 196.4 sq m / 2114 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	55	69
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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