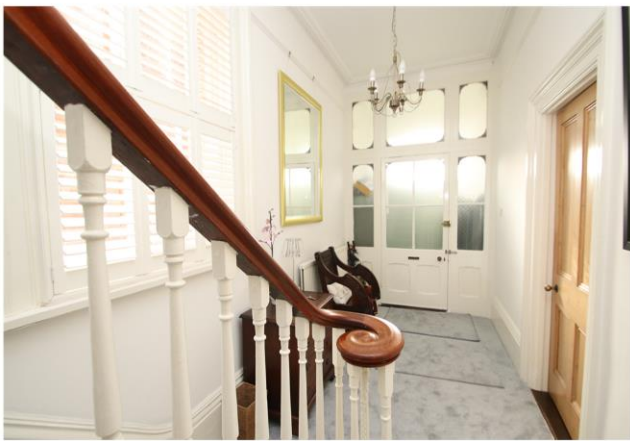


# bushnell porter



## Campbell Road Southsea PO5 1RH



- Feature split level entrance hall
- Lounge and dining room with period fireplaces and features
- Wood grain panelled refitted kitchen
- Utility room
- Cellar storage rooms
- Two separate wc's plus a shower room
- Five piece white contemporary style bathroom suite
- Four bedrooms
- Loft storage room
- Driveway with off road parking
- Enclosed rear garden
- Gas heating, some double glazing

### Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: [southsea@bushnellporter.com](mailto:southsea@bushnellporter.com) w: [www.bushnellporter.com](http://www.bushnellporter.com)

Directors: Marcus Redmayne-Porter, Tim Kingsbury

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Other Offices in Hampshire



**A four bedroom link-detached period family home situated in a conservation area with period features throughout and accommodation arranged over split levels with the added advantage of off road parking.**

**COURTESY ENTRANCE PORCH** via panelled French doors, original tiled flooring, part panelled part glazed period front door with adjacent etched period window leading to entrance hall.

**ENTRANCE HALL** split level with stairs and down to kitchen and cellar and rising to all floor with natural wood banister, carved spindles and wrought iron newel post, double panelled radiator, period double height skirting boards, picture rail, coving and decorative ceiling rose, natural wood period panelled doors with brass furniture to all rooms.

**GROUND FLOOR WC** white two piece suite comprising close coupled wc, rectangular wash hand basin with chrome monobloc mixer tap, marble mosaic stone effect tiled splashback, white high gloss storage cupboard with chrome furniture below, frosted rear aspect single glazed window, wall mounted electric power heater, wood laminate flooring, period part panelled part frosted leadlight coloured glazed feature door.

**CELLAR** full height cellar rooms, entrance cellar area 28ft 1 (8.68m) x 7ft (2.12m) side aspect single glazed window, cupboard housing electric meters and fuses, wall mounted boiler, natural wood staircase rising to entrance hall, door frame leading through to cellar storage rooms with shelving.

**LOUNGE** 16ft 1 (4.90m) x 15ft (4.59m) plus deep front aspect double glazed bay window approximately 8ft 9 (2.70m) x 3ft 1 (0.95m) southerly front aspect room, built-in shutters to bay window, central chimney breast with period marble mantle and surround, decorative cast iron back and cast iron grate, tiled hearth, period double height skirting boards, picture rail, coving and decorative ceiling rose, natural wood period exposed floorboards, double panelled radiator, television point, archway leading through to dining room.

**DINING ROOM** 16ft 2 (4.93m) x 12ft 9 (3.90m) rear aspect room via period sash window overlooking side conservatory, central chimney breast with marble mantle and surround, period cast iron back with decorative tiled inserts, tiled hearth, period double height skirting boards, picture rail, coving and decorative ceiling rose, period natural wood exposed floorboards, double panelled radiator, period natural wood panelled doors from lounge and dining room to entrance hall.

**KITCHEN** 15ft 4 (4.67m) x 12ft 4 (3.78m) refitted modern kitchen comprising shaker design wood grain panelled units with antique effect furniture, enamel single bowl single drainer inset sink unit with chrome monobloc swan neck mixer tap over, granite effect work surfaces, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, built-in plate rack with storage shelves above, under pelmet lighting, eyelevel frosted display cupboard with storage drawer below, integrated fridge and freezer, feature corner storage cupboards, feature exposed brick chimney breast with wooden mantle, recess with space for range cooker, double panelled radiator, bamboo wooden flooring, two period sash windows to side elevation with built-in shutters, period built-in dresser unit via panelled doors with brass furniture, part panelled part single glazed French doors opening onto side conservatory.

**SIDE CONSERVATORY** 12ft 6 (3.83m) x 7ft (2.13m) to the side double glazed polycarbonate glazing together with double glazed polycarbonate sloping roof, double glazed door with adjacent double glazed window leading out onto rear garden, power and light points, laminate flooring.

**UTILITY ROOM** 16ft (4.85m) x 8ft 7 (2.63m) triple aspect room, to the side period sash window with built-in shutters, double glazed windows, further part panelled part double glazed door with adjacent double glazed window opening out onto rear garden, utility room comprising shaker design panel effect units with antique effect furniture, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect work surfaces space for washing machine, integrated dishwasher, space for tumble dryer, bamboo flooring.

**FIRST MEZZANINE LEVEL** with period staircase rising to upper floors with natural wood banister and carved spindles, natural wood period panelled doors to bedroom one and second wc and period panelled door to bathroom, period side aspect sash window with built-in window shutter.

**SECOND WC** comprising two piece suite, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect mosaic tiled splashback, white high gloss storage cupboard below, dual front and rear aspect frosted double glazed windows, wood laminate flooring.

**FAMILY BATHROOM** 15ft 7 (4.75m) x 8ft 7 (2.62m) reducing to 7ft 8 (2.34m) side aspect room via period frosted etched glazed sash window with built-in window shutters, five piece white contemporary style bathroom suite comprising feature oval ceramic his and hers wash hand basin with his and hers chrome waterfall monobloc mixer taps over, his and hers touch sensitive mirrors over, white work surface with wood grain effect storage and drawers under with chrome furniture, corner walk-in shower cubicle with two stone effect tiled walls, glazed screens, chrome shower mixer, stand-alone deep oval bath with stand-alone chrome feature mixer tap with separate hand held shower head, pop-up waste, close coupled w.c., chrome radiator, stone effect tiled flooring, extractor fan.

**BEDROOM 1** 12ft 5 (3.78m) x 12ft 8 (3.88m) reducing to 11ft 7 (3.53m) side aspect room via period sash window overlooking gardens, feature period fire surround with cast iron back, adjacent period built-in wardrobe via panelled doors, storage drawers below, period skirting boards and picture rail.

**FIRST FLOOR LANDING** natural wood period panelled doors with period furniture to all rooms, stairs rising to upper floors with banister and spindles, side aspect period sash window, double panelled radiator.

**JACK AND JILL SHOWER ROOM/ENSUITE** with access from landing and principle bedroom.

**JACK AND JILL SHOWER ROOM/ENSUITE** 8ft 9 (2.67m) x 6ft 8 (2.05m) front aspect room via frosted double glazed window, white three piece contemporary style suite comprising corner shower cubicle with two stone effect tiled walls, glazed door/screen, chrome shower mixer with separate handheld shower head and principle sunflower shower head over, oval white ceramic wash hand basin with chrome monobloc mixer tap over, white high gloss storage cupboards below, wood block work surface, close coupled wc, chrome towel rail/radiator, stone effect floor tiling, inset ceiling spotlights, extractor fan, natural wood period panelled Jack and Jill door leading through to principle bedroom.

**PRINCIPLE BEDROOM (BEDROOM 2)** 16ft 2 (4.93m) x 15ft (4.59m) plus deep front aspect double glazed bay window approximately 8ft 9 (2.70m) x 3ft 1 (0.95m), double panelled radiator, period double height skirting boards, picture rail.

**BEDROOM 3** 16ft 2 (4.94m) x 13ft (3.94m) rear aspect room via period sash window overlooking rear gardens, double panelled radiator, period double height skirting boards and picture rail.

**SECOND MEZZANINE LEVEL** with banister and spindles, part panelled part single glazed natural wood panelled door to shower room, part panelled part frosted leadlight coloured glazed period door to bedroom four.

**SHOWER ROOM** 6ft 9 (2.06m) x 3ft (0.92m) front aspect room via frosted double glazed window, walk-in shower cubicle with three tiled walls, electric shower mixer, stone effect tiling to all walls, wood laminate flooring, inset ceiling spotlight/extractor fan.

**BEDROOM 4** 15ft 10 (4.84m) x 12ft 8 (3.87m) dual side aspect room with east and west aspect, period sash window, double glazed sash window, double panelled radiator, period panelled door leading through to eaves storage cupboard.

**WALK-IN EAVES STORAGE CUPBOARD** with side aspect single glazed period sash window overlooking gardens, restricted head height storage space.

**LOFT STORAGE AREA** with staircase rising from second mezzanine level, loft storage space 14ft (4.27m) x 10ft 9 (3.29m) feature sloping ceilings with easterly and westerly double glazed skylight windows, inset ceiling spotlights, under eaves storage space.

**OUTSIDE** to the front of the property there is front garden area with off road parking facilities approximately 31ft 10 (9.72m) x 28ft 3 (8.61m) providing off road parking via paved driveway, raised flower borders with trees and shrubs, side storage area with outside tap. To the rear of the property there is an enclosed paved patio garden approximately 28ft 3 (8.61m) x 15ft (4.56m) plus side area with brick pathway and period rope edging stones, flower borders, further flower borders with mature flowers and shrubs, main paved patio area, brick built barbeque area, side storage area with outside tap.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the size, layout and quality of finish of this period link-detached house situated in a conservation area with a wealth of original features split over several floors providing excellent family accommodation with the added bonus of off road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



**COUNCIL TAX – Portsmouth City Council – Band 'E' £2,536.66 - 2024/2025**

**FREEHOLD**

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