



## Festing Road Southsea PO4 ONG



- Front aspect lounge with feature fireplace
- Dining room with feature fireplace
- Open plan family/kitchen room
- Utility room
- Ground floor wc
- Five/six bedrooms
- Four piece family bathroom suite
- Master bedroom with ensuite
- Enclosed rear garden
- Internal inspection recommended

### Independent Estate Agents

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## ACCOMMODATION

**ENTRANCE HALL** via period panelled front door with single glazed fanlight over, period skirting boards, dado rail, picture rail, decorative plaster arch, coving and ceiling rose, period panelled doors to all rooms, single panelled radiator, wood grain effect flooring throughout entrance hall, stairs rising to first floor with centre carpet runner, banister, carved spindles and newel post, plain plastered ceiling with inset ceiling spotlights, understairs storage cupboard housing gas and electric meters and fuses.

**LOUNGE** 13ft (3.95m) x 13ft 3 (4.04m) plus front aspect double glazed period style sliding sash windows, central chimney breast with decorative wooden mantle and surround, cast iron back, slate hearth, double panelled radiator, television point, telephone point, period skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling, wood grain effect flooring.

**DINING ROOM** 15ft 10 (4.84m) x 10ft 8 (3.26m) central chimney breast with decorative wooden mantle and surround, cast iron back, slate hearth, single panelled radiator, panel effect walls, period skirting boards, picture rail, coving and decorative ceiling rose, plain plastered ceiling, feature French doors leading through to open plan family kitchen/breakfast room, wood grain effect flooring.

**OPEN PLAN FAMILY/KITCHEN ROOM** 19ft 6 (5.94m) x 15ft 9 (4.81m) breakfast/family area with period style built-in dresser unit with display shelves, cutlery drawers, eyelevel leadlight glazed display cupboards, further storage drawers and cupboards below, period style cast iron decorative mantle and surround, period skirting boards throughout, plain plastered ceiling with inset ceiling spotlights, feature double glazed sloping ceiling to side of room. **KITCHEN** comprising wood grain panel effect cream and grey shaker design kitchen units with chrome furniture, feature island unit, island unit with solid wood block work surface, five ring gas hob with floating cylindrical extractor fan over, range of storage cupboards and drawers under work surface with cutlery and pan drawers and shelving, one and half bowl inset sink unit with chrome monobloc mixer tap over, wood block work surfaces with tiled splashback, storage cupboards and drawers under, space for dishwasher, further range of built-in storage cupboards with centre eyelevel brushed steel effect oven and grill, plain plastered ceiling with inset ceiling spotlights, slate effect tiled flooring throughout kitchen/family room with electric underfloor heating, archway leading through to utility area.

**UTILITY AREA** 7ft (2.12m) x 6ft 7 (2.01m) rear aspect room via double glazed window overlooking rear garden plus double glazed skylight window set into sloping plain plastered ceiling with inset ceiling spotlights, wood block work surfaces with ceramic wash hand basin, space for washing machine, further storage space and shaker design panel effect wood grain grey storage cupboard below work surfaces, matching eyelevel storage cupboard housing boiler, wood grain panel effect door leading through to ground floor wc.

**GROUND FLOOR WC** two piece suite comprising close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap, tiled splashback, slate effect tiled flooring, plain plastered part sloping ceiling, inset ceiling spotlight, extractor fan, frosted rear aspect double glazed window.

**FIRST FLOOR GALLERIED LANDING** with banister, carved spindles and newel post, period panelled doors to all rooms, split level landing with period skirting boards and dado rail and part decorative ceiling coving, single panelled radiator.

**BEDROOM 1** 10ft 9 (3.29m) x 10ft 5 (3.19m) rear aspect room via double glazed period style sliding sash windows, double panelled radiator, period skirting boards, coved and plain plastered ceiling.

**FAMILY BATHROOM** 7ft 2 (2.19m) x 9ft 2 (2.81m) reducing to 6ft 3 (1.91m) side aspect room via period style double glazed sliding sash window, white three piece suite with period style roll tap stand-alone ball and claw bath with centre chrome bath/shower mixer, period style close coupled w.c and period style pedestal wash hand basin with chrome taps, white bevel edge tiled walls to dado level with black decorative bevel edged dado tile, recess with walk-in shower with three tiled walls, glazed sliding door/screen, chrome shower mixer, sunflower chrome shower head, coved and plain plastered ceiling, stone effect floor tiles, chrome towel rail/radiator.

**BEDROOM 2** 11ft 1 (3.39m) x 10ft 7 (3.24m) rear aspect room via period style double glazed sliding sash window, single panelled radiator, period skirting boards, coved and plain plastered ceiling with decorative ceiling rose.

**STUDY/BEDROOM 6** 9ft (2.73m) x 5ft 2 (1.58m) front aspect room via frosted double glazed sliding sash window, single panelled radiator, period skirting boards, picture rail, ceiling coving and feature leadlight coloured fanlight window to landing.

**BEDROOM 3** 13ft 3 (4.05m) x 11ft 6 (3.52m) plus deep front aspect double glazed bay window with period style sliding double glazed sash windows, double panelled radiator, period skirting boards, picture rail, ceiling coving, plain plastered ceiling, door frame leading through to walk-in wardrobe. Walk-in wardrobe 10ft 4 (3.15m) x 4ft 4 (1.33m) reducing to 3ft 2 (0.96m) built-in storage shelves, plain plastered ceiling spotlights.

**SECOND FLOOR LANDING** via staircase with banister, carved spindles and newel posts, period panelled door to bedroom 4, plain plastered ceiling, further stairs rising to top floor with feature glazed banister panel, inset ceiling spotlights, mains powered smoke detector.

**BEDROOM 4** 11ft 1 (3.39m) x 10ft 5 (3.17m) side aspect room via period style double glazed sliding sash window, single panelled radiator, period skirting boards, plain plastered ceiling, television point.

**MEZZANINE LEVEL** side aspect windows, under eaves storage cupboard, period style panelled door leading through to bedroom 5.

**BEDROOM 5 (PRINCIPLE BEDROOM)** 11ft 1 (3.38m) x 9ft 7 (2.93m) plain plastered part sloping ceiling with front aspect double glazed skylight window, inset ceiling spotlights, under eaves storage cupboard, feature period roll top radiator, period panel effect door opening onto storage cupboard, matching period style panelled door leading through to ensuite shower room.

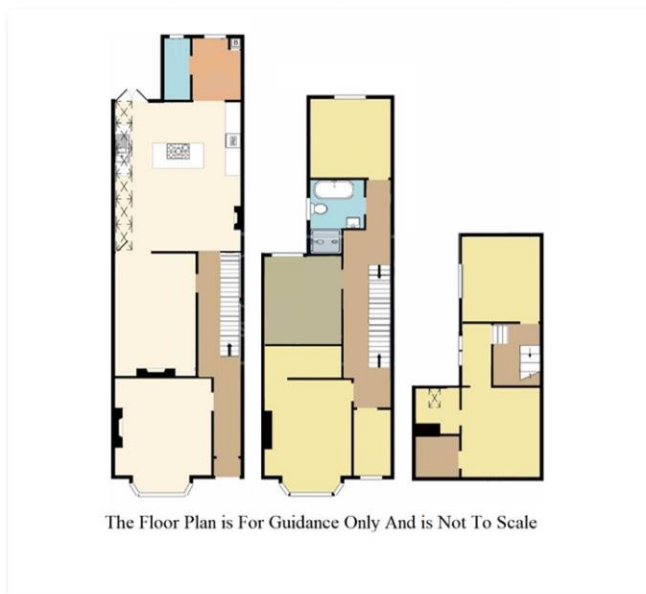
**ENSUITE SHOWER ROOM** 6ft 5 (1.96m) reducing to 5ft (1.52m) x 6ft 5 (1.96m) reducing to 2ft 9 (0.85m) L-shaped rear aspect room via double glazed skylight window set into part sloping plain plastered ceiling with inset ceiling spotlights and extractor fan, walk-in shower cubicle with two honeycomb tiled walls, glazed door/screen, shower mixer with separate handheld shower head, principle monsoon shower head over, close coupled w.c, rectangular ceramic wash hand basin with monobloc mixer tap and pop-up waste, matching honeycomb tiled splashback, towel rail/radiator, honeycomb tiled flooring.

**OUTSIDE** to the front of the property there is a forecourt approach via a tiled pathway, retaining brick wall and gate, outside courtesy. To the rear of the property there is an enclosed garden approximately 21ft 6 (6.57m) reducing to 12ft 5 (3.80m) x 17ft 7 (5.37m) reducing to 10ft 3 (3.13m) plus side garden area with flagstone paving, centre artificially lawned garden area, raised flower borders with mature flowers and shrubs, further paved area with wooden gate, adjacent recessed outdoor dining area with flagstone paving, clear corrugated roof, gate leading through to storage area 8ft 10 (2.69m) x 4ft 10 (1.48m) flagstone paving, further rear aspect wooden door.

**FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band D - £2,075.45 (2024/2025)**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

