



1 St. Judes Close | Southsea | Hampshire | PO5 3HQ

 FINE & COUNTRY

£1,000,000 - Freehold



### Features

- An Impressive Grade II Listed Victorian Townhouse
- Four Bedrooms, Shower Room & Family Bathroom
- Four Reception Rooms
- 2550 Sq Ft of Living Space

### PROPERTY SUMMARY

This impressive 'Thomas Ellis Owen' Grade II Listed, herringbone brick fronted family home represents a unique opportunity to buy into a slice of history which many of us like to cultivate a touch of luxury in our lives, and what better way than by owning a spacious home, particularly one that enjoys the convenience of town living, yet with the character of its original early Victorian era, with a brick herringbone paved courtyard styled walled garden. This family home has the

charm from its original build as well as the modern comforts of a home being geared for modern family life. From the front it is not easy to tell the extensive living space inside, on the lower ground floor is a dining room, kitchen, washroom and utility area with access to a semi-basement storage area, on the upper ground floor is a large sitting room with bay window, family room and cloakroom with four bedrooms, two bathrooms and dressing room on the upper two floors, there is also vehicular access leading to a car

port/garage. The accommodation has 2550 sq ft of living space overall, having been restored within the framework of a Grade II Listed building, protecting both the building's fine original details and the traditional way of living with some exposed floorboards, high skirting boards and wood framed windows with feature apertures. The convenient location is subject to residents permit car parking, but this home also benefits from private parking.



#### ENTRANCE

Brick retaining wall with pillar and red pedestrian gateway with soldier railings leading to quarry tiled pathway and main front door with original black furniture and door knocker, to the left hand side of the doorway is a herringbone design paved area with a step down to a further paved area to the front of the garage with low retaining walls with soldier railings over with double gates providing vehicular access, to the right hand side of the doorway is a matching herringbone design paved area with raised flower borders wrapping round to the right hand side of the property, brick retaining wall and fence panelling leading to:

#### FOYER

Quarry tiled flooring, arched topped windows to either side overlooking garden, wooden skirting boards, ornate cornice ceiling, internal part-glazed door leading to:

#### HALLWAY

Staircases to lower ground floor and primary reception landing.

#### LOWER GROUND FLOOR

Tiled flooring, roll top radiator, automated lighting, door to cellar/basement door to:



#### DINING ROOM

16' 0" x 14' 1" into bay window (4.88m x 4.29m) Double glazed bay window to front with central window overlooking garden with wall lights to either side, vinyl tile effect flooring, windows to side aspect, tall contemporary style roll top radiator, surround fireplace with a rched inlay, black power points, ceiling spotlights, smoke alarm.

#### KITCHEN

15' 9" x 11' 1" (4.8m x 3.38m) Windows to front aspect with roller blinds overlooking garden, low level seating with drawer under, range of tall storage cupboards with central pull-out drawer, cupboard with internal power points, pan drawers, inset 1½ bowl Blanco sink unit with mixer tap, Quooker tap and drainer to one side, free standing Range style cooker with three rings and hotplate and ovens under, extractor hood, fan and light over, space for free standing American style fridge/freezer, integrated Bosch dishwasher with matching door, quartz work surface with matching splashback, range of shelving, ceiling spotlights, contemporary roll top radiator, glazed panelled door to hallway, matching flooring, door to:

#### OUTER LOBBY

Cloak hooks, recessed utility area with wash hand basin and cupboards under, tall storage cupboard, sink unit with mixer tap and shelf over, tall contemporary style radiator, matching flooring, narrow door leading to rear and garden.

#### UTILITY AREA

Work surface with inset sink, AEG washing machine and tumble dryer, glazed panelled door leading to garden and door to rear courtyard.

#### BASEMENT/CELLAR

Matching tile effect flooring, shelving and storage areas, wall mounted cupboard housing electric meter.

#### PRIMARY LANDING

Wooden flooring, balustrade staircase rising to upper floors, doors to primary rooms, window to side aspect, tall contemporary style roll top radiator.

#### SITTING ROOM

16' 1" x 14' 8" into bay window (4.9m x 4.47m) Feature surround fireplace with Bio Ethanol burner (not tested), two tall roll top contemporary style radiators, bay window to side aspect overlooking garden and St. Jude's Church, matching wooden flooring, high skirting boards, architraves, ceiling coving, picture rail.

#### FAMILY ROOM

16' 0" x 11' 4" (4.88m x 3.45m) Twin windows to front aspect, high skirting boards, wooden flooring, roll top radiator, architraves, ceiling coving, picture rail, surround fireplace with Bio Ethanol burner (not tested).

#### CLOAKROOM

Matching flooring, green tiles to walls, mirror, automated spotlights, window to side aspect, concealed cistern w.c., circular wash hand basin with mixer tap.

#### FIRST FLOOR

Mezzanine landing to front.

#### WALK-IN WARDROBE

9' 7" x 6' 9" (2.92m x 2.06m) Range of open fronted hanging rails, double glazed window to front aspect with radiator under, recessed deep shelving to one wall.

#### SECOND FLOOR

Primary landing, staircase rising to top floor, doors to primary rooms.

#### BEDROOM 2

16' 1" x 11' 4" (4.9m x 3.45m) Windows to front aspect, built-in storage cupboard/wardrobe housing new Vaillant Megaflo boiler supplying domestic hot water and central heating (not tested), range of shelving, surround fireplace with cast iron arch inlay, black power points, roll top radiator, built-in wardrobe.



#### SHOWER ROOM / WET ROOM

Recessed area with wash hand basin, mixer tap and cupboards under, mirror and lighting over, window to side aspect, heated towel rail, dose coupled w.c., range of built-in storage cupboards to one wall, large shower cubicle with drying area to one end, drench style hood and separate shower attachment, fully ceramic tiled to floor and walls.

#### BEDROOM 1

16' 2" x 12' 2" (4.93m x 3.71m) Windows overlooking St. Jude's Church, black power points, high skirting boards, roll top radiator, surround fireplace with cast iron inlay.

#### TOP FLOOR

Mezzanine landing to front with feature window, staircase rising to primary landing with balustrade access to loft space, doors to primary rooms.

#### BEDROOM 4

16' 7" x 11' 4" (5.05m x 3.45m) Measurements taken from approximately 3' off floor level with eaves to front and rear ceilings restricting headroom, window to side aspect with radiator under, cast iron surround fireplace and grate, feature dormer window to front aspect with plantation shutter blinds, ceiling spotlights, smoke alarm.

#### BATHROOM

White suite comprising: panelled bath with black mixer tap and shower attachment, matching radiator, wash hand basin with mixer tap and drawer under, mirror over, shaver point, ceramic tiled to walls and floor with underfloor heating, concealed cistern w.c., slight eaves to side ceiling restricting headroom, skylight window with blind.

#### BEDROOM 3

16' 4" x 12' 2" (4.98m x 3.71m) Measurements taken from approximately 3' off floor level with eaves to front and rear ceilings restricting headroom, skylight window, window to side aspect overlooking St. Jude's Church, wood surround fireplace with cast iron grate, contemporary roll top radiator, ceiling spotlights, smoke alarm.

#### CAR PORT / GARAGE

11' 6" x 11' 1" (3.51m x 3.38m) Rear pedestrian door leading to store, wiring for E.V point, fluorescent tube lighting, electric shutter roller garage door with space to the front, overall depth of car port including hardstanding 20'.

#### STORE

11' 6" x 6' 0" (3.51m x 1.83m) Door to rear courtyard.

#### OUTSIDE

To the entrance is a paved area leading to car port / garage with soldier railings gateway, herring bone design brick flooring wrapping round to the primary front garden with a retaining wall and fence panelling with raised flower beds, steps leading down to washroom. To the side is a small courtyard accessible from the utility room, further courtyard with doorway leading to the store.

#### AGENTS NOTES

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to –  
([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))

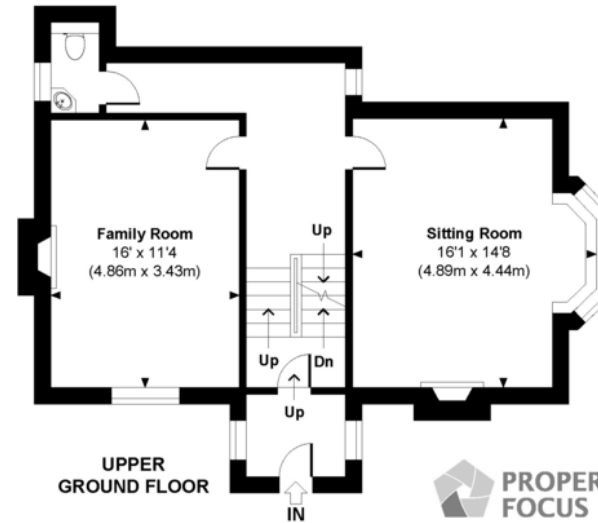
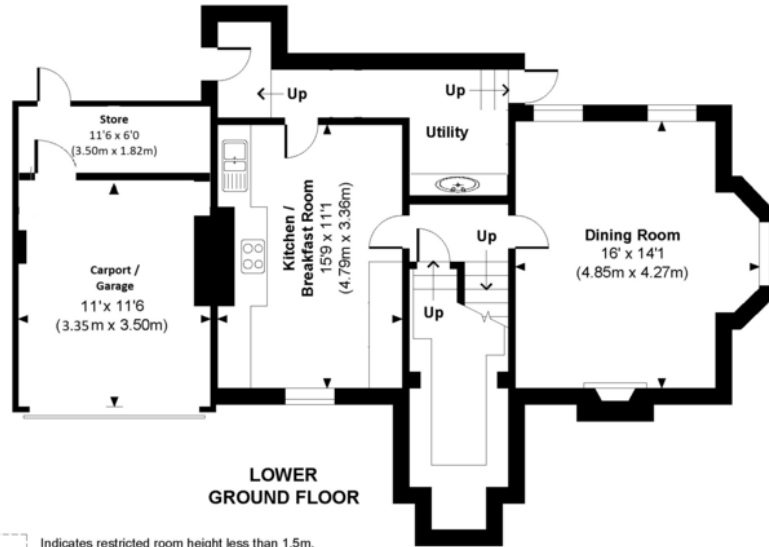
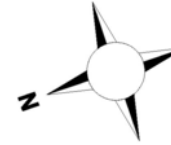
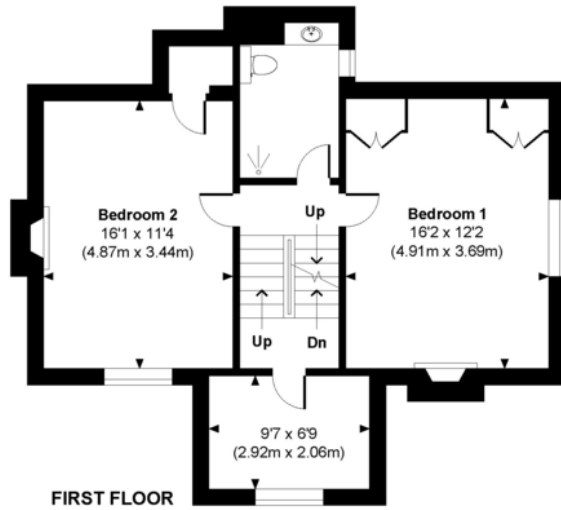
#### AML Checks –

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.



# St Judes Close

Approximate Gross Internal Area  
 Main House = 2345 Sq Ft / 217.83 Sq M  
 Garage = 205 Sq Ft / 19.11 Sq M  
 Total = 2550 Sq Ft / 236.94 Sq M  
 Includes areas with Restricted room height.



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 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.

--- Indicates restricted room height less than 1.5m.

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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