

35 Eastern Parade, Southsea

Southsea

In Excess of £1,950,000











## 35 Eastern Parade

#### Southsea, Southsea

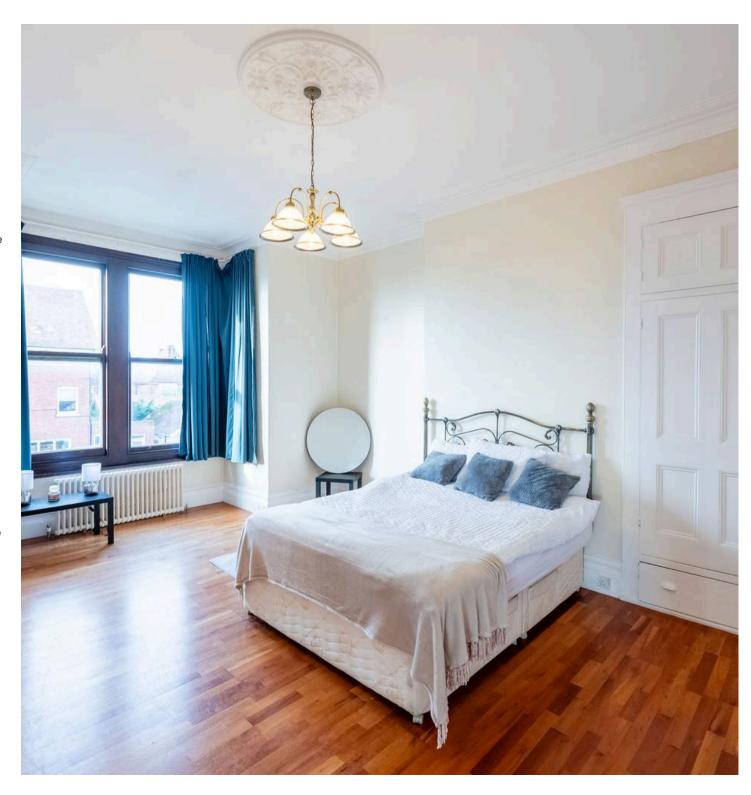
This stunning detached property is located on the exclusive Eastern Avenue, one of Southsea's most prestigious addresses. Double gates open to a paved and lawned garden leading up to an impressive entrance with an original stained-glass surround. The ground floor boasts a fabulous kitchen/dining room, a formal dining room, two spacious living rooms, a dedicated music room and a cloakroom. Upstairs, you'll find five generous double bedrooms, a 6th bedroom currently used as a dressing room and 2 bathrooms. The basement with marble floor throughout offers recreational space with a games room, gym room, shower and bathroom and a utility room.

Throughout the house, period features abound adding charm and character to this grand family home.

Occupying a corner plot, the property has a garage and driveway that can accommodate several cars. In the south facing garden a swimming pool offers a touch of luxury With its combination of classic beauty, spacious living areas, and unrivalled views across The Solent, this is a truly exceptional residence.

Alternatively, the property which boasts 5,333sq ft of existing residential space could be developed along with the roof space into a select number of luxurious apartments.

Material Information: • Tenure: Freehold • Electricity: Mains
Supply • Heating: Gas supply • Water Supply: Mains supply •
Sewage: Mains Supply • Broadband: standard, Superfast and
Ultrafast Fibre are all available in this area • Parking: Private
Parking for several vehicles • Council Tax: G • Mobile: Ofcom
official website checker states that EE, Vodafone, O2 and Three
have all availability in the area • Flood Risk: Low risk





**Ground Floor** 



Floor 1

### Approximate total area

154° x 21'6° 4.68 x 6.56 m

5332.99 ft<sup>2</sup> 495.45 m<sup>2</sup>

#### Reduced headroom

18.82 ft<sup>2</sup> 1.75 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# **Chinneck Shaw**

Bridge House, Milton Road, Portsmouth - PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.