



35 Eastern Parade, Southsea
Southsea

In Excess of **£1,950,000**

 **chinneckshaw**



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





Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

5332.99 ft²
495.45 m²

Reduced headroom

18.82 ft²
1.75 m²

(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.

GIRAFFE 360



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