



BRUCE ROAD

SOUTHSEA | HAMPSHIRE | PO4 9RL

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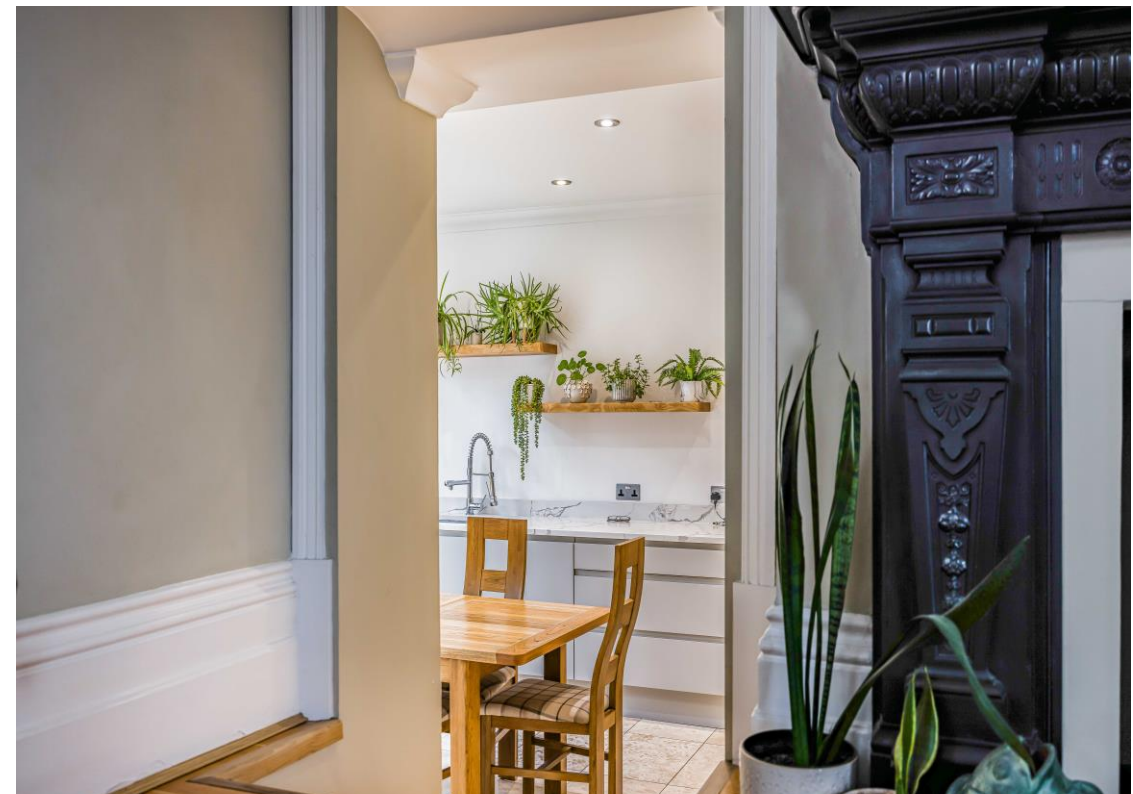
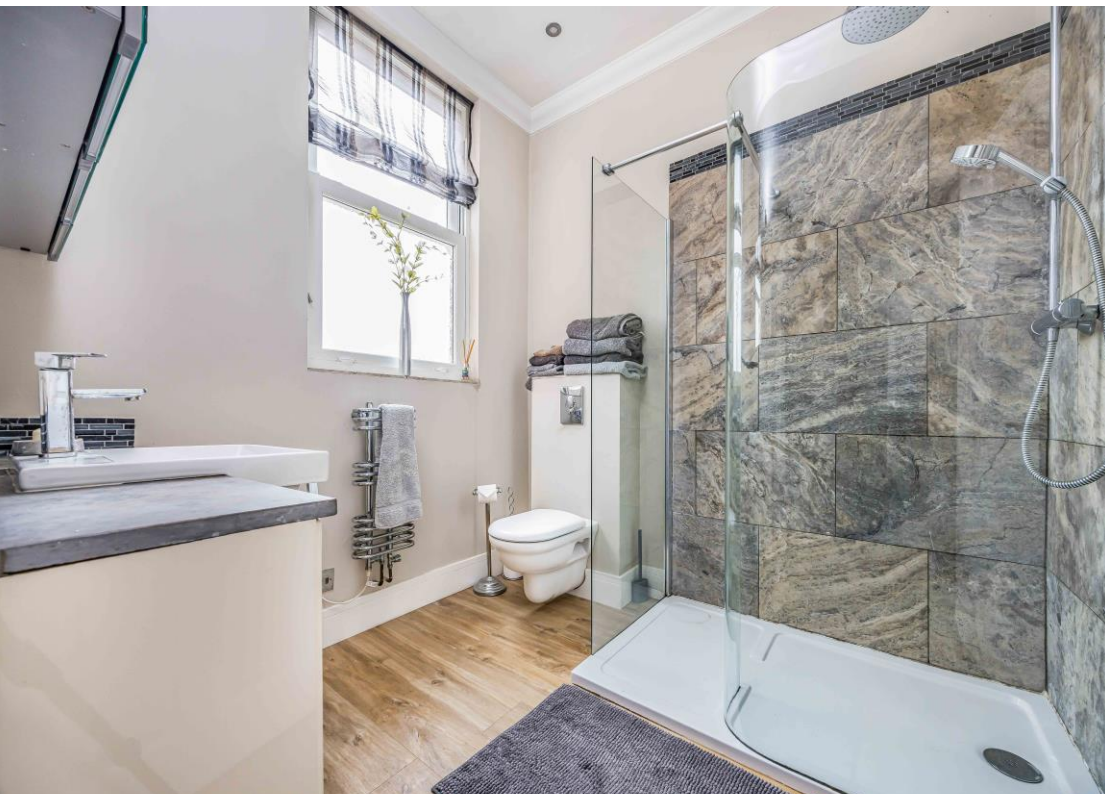
Freehold

£1,650,000

In Brief

- Substantial Edwardian Detached Home
- Lounge, Dining Room, Kitchen/Breakfast Room
- Lower Ground Floor offering opportunity for Self-Contained Annexe Conversion
- Large Entertainment Room/Former Indoor Pool
- Garage plus off-road Parking for Several Vehicles
- Five Bedrooms Located Across Upper Floors
- Family Bathroom, Shower Room, Two En-suites
- Located Just Off Eastern Parade & Seafront





The Property

Palatial Detached Edwardian Villa situated in an enviable location within the Craneswater & Eastern Parade Conservation Area and Southsea Seafront. At over 4,500 sq ft spanning four floors, the flexible layout offers a unique opportunity to convert the spacious lower ground floor into a Self-Contained Annexe perfect for elderly relatives, home office, guests or even home income potential.

Boasting a wealth of period style and original features together with a blend of modern contemporary kitchen & bathroom fittings this elegant home offers style and opulence which its original architects so obviously envisioned. It's position off the highly requested Eastern Parade offers easy access to Southsea Esplanade and Beach with other facilities such as a lawn tennis club, cricket ground and 9-hole golf course all within a short stroll. The locally renowned Canoe Lake is a short walk with South Parade Pier just beyond where plenty of entertainment can be found for the entire family.

Internally the accommodation comprises; a spacious reception vestibule with hanging for cloaks and shoes whilst the main Reception Hall boasts a sweeping staircase with feature period style windows and Amtico flooring reflecting the DNA of this home. This level offers access to the grandiose front room with tall ceilings bay windows and feature fireplace and the rear family room again with similar features and an internal passageway down to the Kitchen/Breakfast Room. The expertly designed Kitchen/Breakfast room has been fitted with a range of modern units and boasts integrated appliances rounded off with views across the landscaped garden accessed via French doors. There is also a 30ft Entertainment Room again with doors leading through to the gardens and boasting its own shower room which also has annex potential while contemporary flooring conceals a disused indoor swimming pool which could be simply re-commissioned if required. On the upper floors there are Five Double Bedrooms with period features plus two en-suite shower rooms and a luxury four-piece family bathroom. The current owners utilise the lower ground floor as home/office spaces, cinema room, storerooms and a utility room although this would reconfigure into a separate self-contained annexe subject to the usual consent. Externally, there is ample off-road parking for several vehicles leading to a garage with security roller shutter doors.





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Bruce Road, Southsea
Approximate Gross Internal Area = 424 sq m / 4564 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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