



EASTERN PARADE

SOUTHSEA | SOUTHSEA | PO4 9RE

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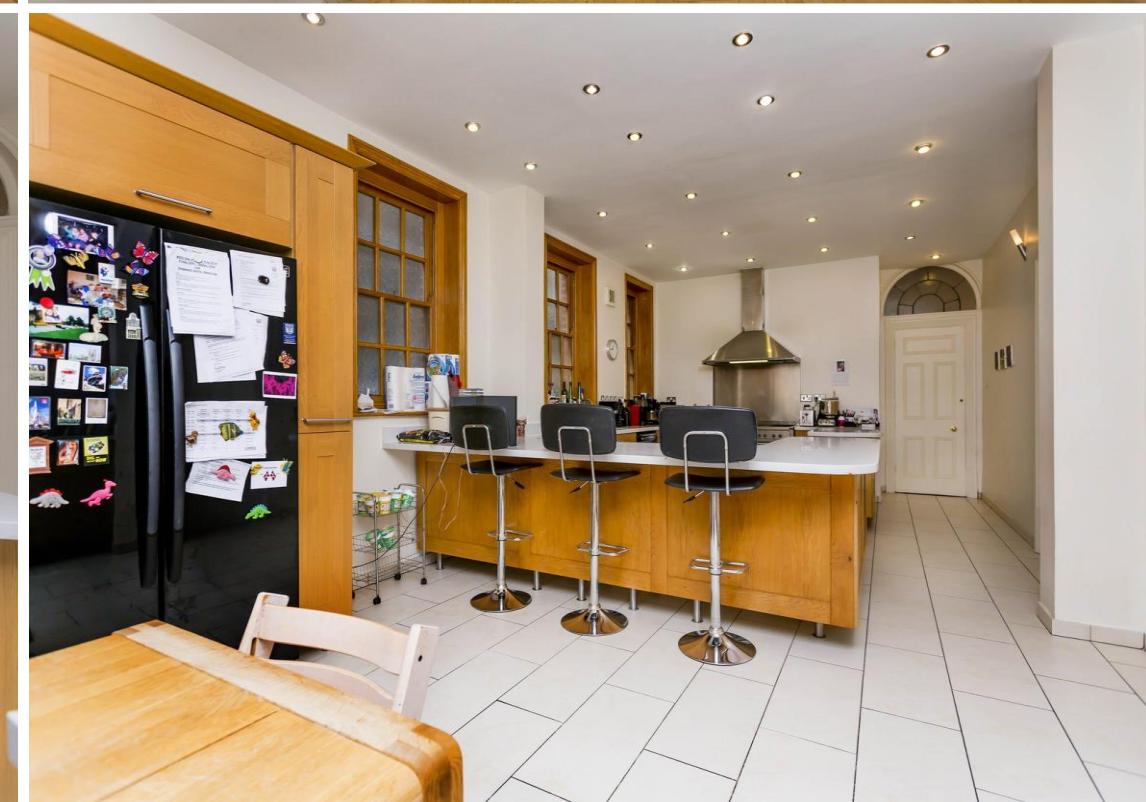
In Brief

Freehold

£2,950,000

- Substantial Detached Seafront Residence
- Highly Requested Conservation Area
- Fabulous Panoramic Views over The Solent
- Five Double Bedrooms plus Dressing Room
- Four Bath/Shower Rooms
- Four Fine Reception Rooms
- Superb 33ft Kitchen/Breakfast Room
- Fully Equipped Snooker Room : Gymnasium : Utility
- Period Features Throughout : Gas Central Heating
- Detached Garage via Secure Parking : Swimming Pool





The Property

We are delighted to market for sale this magnificent, detached residence occupying a prominent seafront location within the highly requested Craneswater & Eastern Parade Conservation Area enjoying outstanding panoramic views over The Solent and Isle of Wight. One of only a handful occupying a walled corner plot, this substantial Edwardian family home offering a host of original features, spans over 5,000 sq.ft over three floors, each providing versatile layouts with further scope to increase the size further in the vast roof space. Approached via a secure gated entrance, the main pathway leads to the recessed entrance porch and an impressive reception hall with low rise return staircase and stained-glass picture window. The two main reception rooms include a drawing room and adjoining sitting room both with south facing bay windows overlooking the front garden which features a sunken swimming pool with wave machine and semicircular Roman Steps. The other two reception rooms include a large dining room and home office/study to the rear. There is also a second inner staircase which would have been used by the live-in staff in days gone by leading to an impressive 33ft kitchen/breakfast room with French doors to the rear and the lower ground floor which features a superb 30ft x 20ft snooker/games room complete with full size table and accessories together with a home gymnasium with adjoining wet room and large bathroom. The utility room is also located on this floor. Once on the spacious landing you will find five double bedrooms, a dressing room plus two bathrooms. In addition, there is potential to expand further into the vast roof space if required, subject to the usual consent. Externally, there are double gates leading to a driveway offering ample parking leading to a detached garage and side access gate to an enclosed southerly facing walled front garden and swimming pool. Properties of this type and size, in what is regarded as one of Southsea's premier addresses, is a rare find and interested parties should not delay in arranging a viewing appointment.





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35 Eastern Parade, Southsea



Illustration for identification purposes only - measurements are approximate, not to scale. (ID:10740)



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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order.
Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract.
The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

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TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'G'

Please Note: Photographs were taken prior to the former tenancy and are not representative of the current accommodation.