















AT A GLANCE

-  Magnificent Villa 2400 sq Ft
-  Four Floors Of Beautiful Rooms
-  Elegant, Chic & Timless
-  4 Double Bedrooms
-  2 Bathrooms
-  2 Living Rooms
-  65 sq m Self Contained Apartment
-  Kitchen, Bathroom, Living Room, Double Bedroom
-  Superbly Presented Throughout
-  A Stone's Throw From Common & Southsea Shops





ABOUT THE PROPERTY

A Magnificent Victorian Villa in Southsea's Most Sought-After Conservation Area

Welcome to this spectacular four-storey Victorian villa, a true gem situated in one of Southsea's most desirable conservation areas. Just steps away from the iconic Southsea Common and seafront, this property combines timeless elegance with modern versatility, offering the perfect lifestyle balance. With its imposing presence, high-pitched roofline, and grand proportions, this villa stands out as a beacon of historic charm and architectural beauty, reminiscent of a cathedral in its stature.

Prime Location

Nestled in the heart of Southsea, this home offers unrivalled access to the very best of the area. Whether you're looking to explore the vibrant array of fine dining options, catering to every palate, or enjoy boutique local shopping, everything is within easy reach. Excellent bus routes, popular pubs, and Southsea's dynamic social scene are all at your fingertips. For those who enjoy the outdoors, Southsea Common provides an expansive playground for children, scenic walks, and a gateway to Old Portsmouth and beyond.





ABOUT THE PROPERTY

Impressive Space and Versatility

This 2,406 sq ft home offers an abundance of living space spread over four floors, designed to cater to a variety of lifestyles. The standout feature is the spacious self-contained apartment on the lower ground floor, perfect for:

- Older children seeking independence.
- Extended family members.
- Potential rental income or as an Airbnb opportunity.
- With its separate entrance, fully equipped kitchen, living area, bedroom, and bathroom, this apartment adds exceptional flexibility to the property.

Elegant Living Accommodation

Across the upper three floors, this home boasts:

- Five generously sized double bedrooms, ensuring plenty of space for family and guests.
- Three beautifully presented bathrooms, designed with a blend of period elegance and modern functionality.
- Three spacious living rooms, providing areas to relax, entertain, or simply unwind.
- Two fully fitted kitchens, ideal for multi-generational living or those who enjoy entertaining on a grand scale.
- Outdoor Living
- Like many properties in Southsea, outdoor space is compact, but this is more than compensated for by the proximity to Southsea Common, where residents can enjoy hours of outdoor activities, family picnics, and stunning views stretching along the coastline.





ABOUT THE PROPERTY

An Architectural Masterpiece

This Victorian villa is a testament to the grandeur of its era. From its soaring roofline to its imposing façade, the property exudes a sense of history and permanence. Inside, the high ceilings, large sash windows, and elegant period details combine to create a home that is as welcoming as it is impressive.

A Rare Opportunity

This is a unique chance to own a piece of Southsea's heritage while enjoying the conveniences of modern living. Whether you're looking for a spacious family home or an investment property with income potential, this villa offers something truly special.

Schedule a viewing today and experience the charm and elegance of this remarkable Victorian villa for yourself.

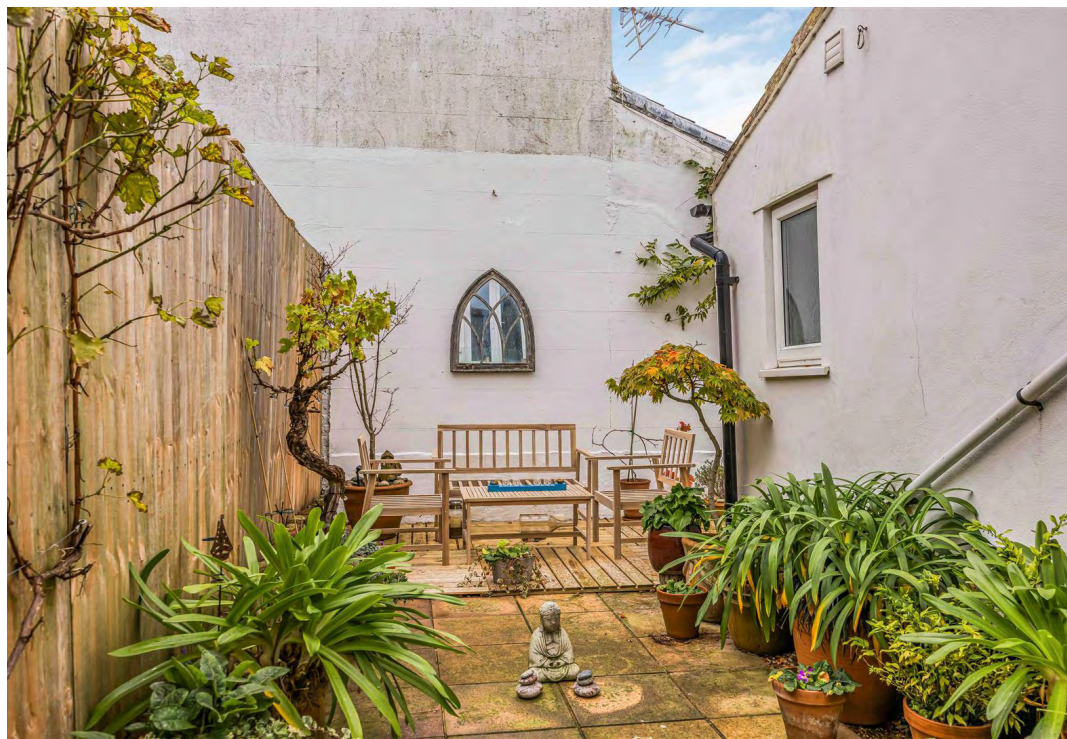


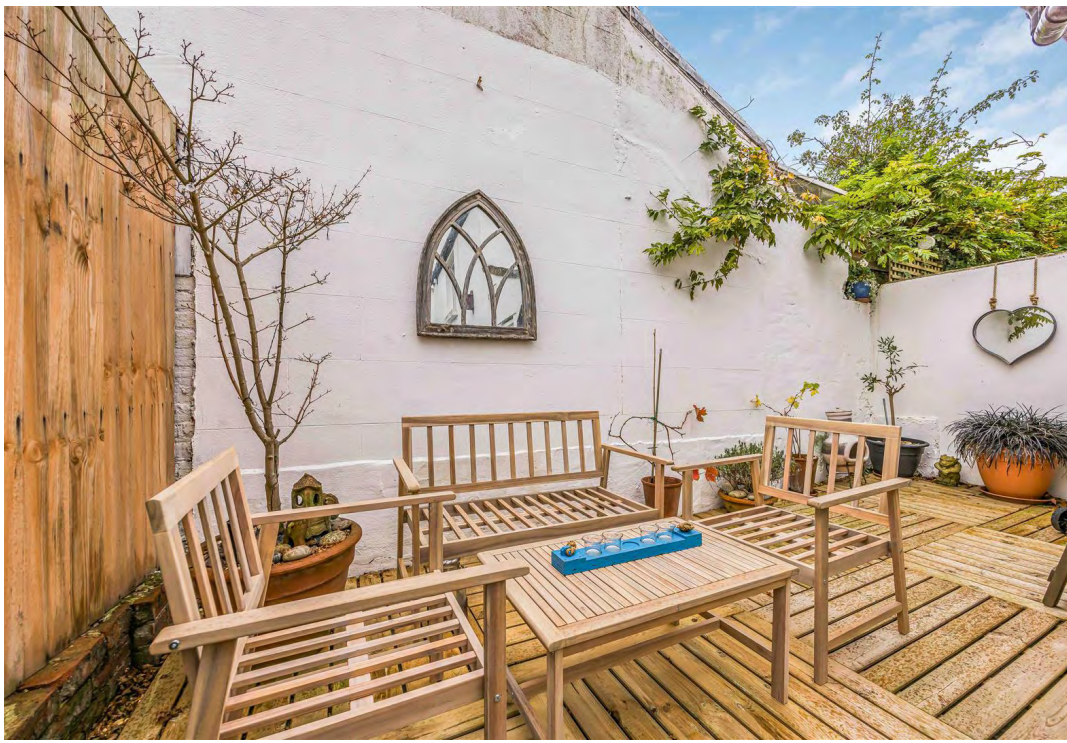












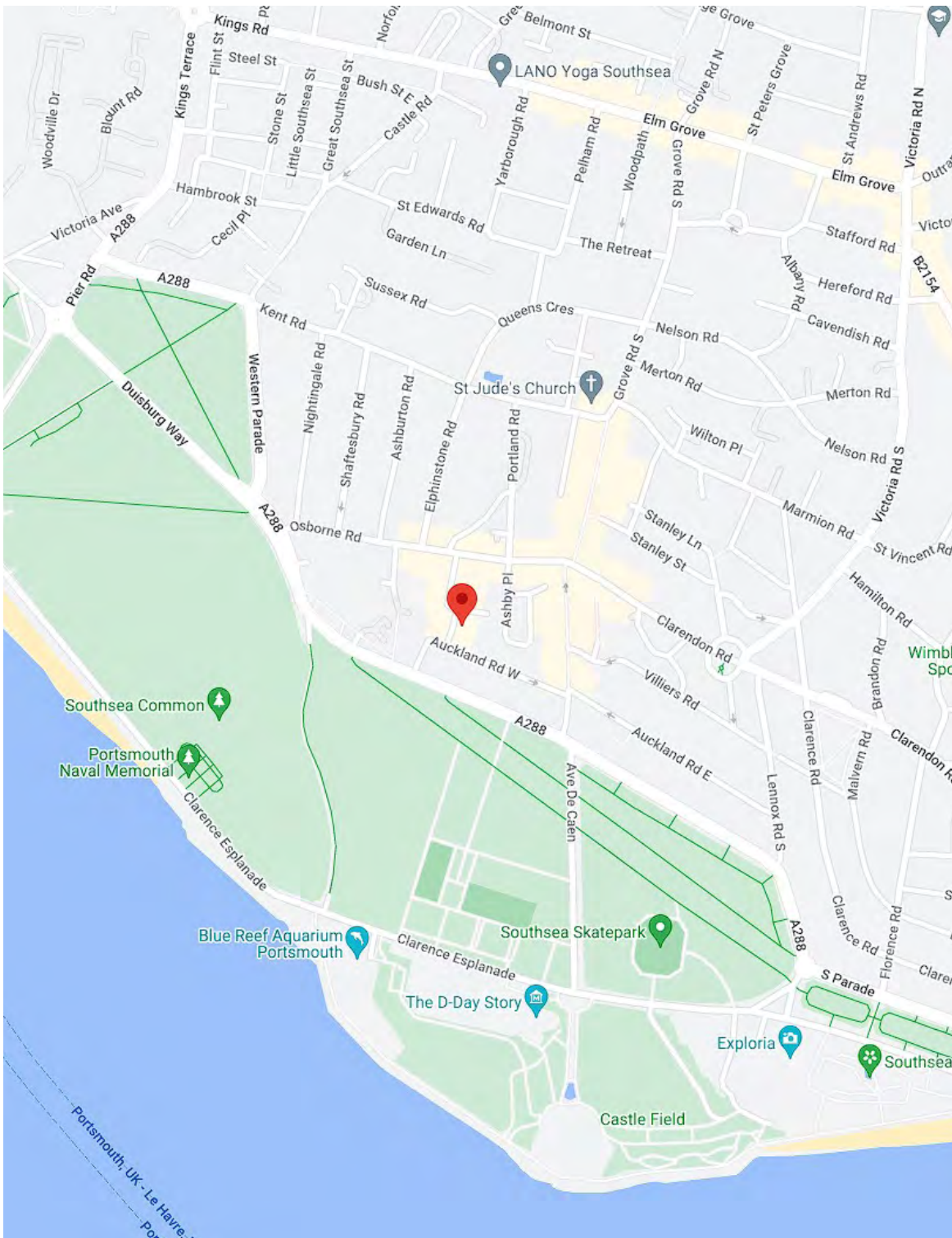
Netley Road, Southsea

Approximate Gross Internal Area = 223.1 sq m / 2402 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.5 sq m / 5 sq ft
 Total = 223.6 sq m / 2407 sq ft



= Reduced headroom below 1.5m / 5'0"

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.



LOCATION

Portsmouth & Southsea is a vibrant waterfront city steeped in rich maritime history and brimming with modern amenities. As the UK's only island city, it's surrounded by the sea, offering stunning coastal views, bustling harbors, and plenty of outdoor activities. The iconic Spinnaker Tower dominates the skyline, providing panoramic views of the city and beyond.

Portsmouth is home to the Historic Dockyard, where visitors can explore famous ships like HMS Victory and HMS Warrior, as well as the Mary Rose Museum. Gunwharf Quays offers a mix of high-end shopping, waterfront dining, and entertainment, making it a popular spot for both locals and tourists.

Southsea, the city's seaside resort, boasts a long pebble beach, perfect for walks or picnics by the shore. Its Victorian pier, amusements, and Southsea Common provide family-friendly attractions, while the vibrant cultural scene includes the Kings Theatre, independent shops, cafes, and bars.

With excellent transport links, including a busy ferry port and train services to London, Portsmouth & Southsea offers the perfect balance of coastal living and urban convenience, making it a desirable place to live or visit.



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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