

BROAD STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2JE



£825,000
Leasehold

- Outstanding Modern Town House
- Fabulous Location on Spice Island
- Top Floor Living Room with 16ft Terrace
- Sea Views from both Living Room & Kitchen
- Four Bedrooms (Bedroom 4 used as dressing room)
- Master Bedroom with En-suite : Family Bathroom
- Gas Central Heating & Double Glazing Throughout
- 29ft Integral Garage & Workshop with Utility Area



In Brief

Fry & Kent has pleasure in marketing for sale this **OUTSTANDING** modern townhouse situated in an enviable setting on the **HISTORIC** Spice Island within the Conservation city of Old Portsmouth. Living in this **FASHIONABLE** location has much to do about 'lifestyle' with several hostelries, cafes and bars just around the corner along with the Camber Dock, The Hot Walls (Beach), Portsmouth Cathedral and the **COSMOPOLITAN** Marina complex of Gunwharf Quays with its array of designer shops, cinema, casino and several fine restaurants within a short walk.

The house is also **PERFECTLY** located close to Portsmouth Grammar School and other excellent private schools, rail services to London (Waterloo) and ferry crossing to the Isle of Wight.

At almost 1,900 sq.ft (175.6 sq.m) spanning four floors, this **BEAUTIFULLY** presented home features; entrance porch, entrance hall with door to a 29ft **GARAGE** incorporating a workshop and utility area plus cloakroom on the ground floor. The first floor comprises three bedrooms (bedroom 4 used as a dressing room) and family bathroom while the master bedroom and **EN-SUITE** shower room will be found on the second floor along with a superb L-shaped kitchen/dining room complete with a range of **INTEGRATED** appliances. The spacious loft-style living room will be found on the top floor with sliding doors leading out to a **SOUTHERLY** facing 16ft terrace enjoying both harbour and sea views. Externally, there is also a useful cycle store to the rear. Early viewing is strongly recommended to avoid disappointment.

£825,000

KEY FACTS

TENURE: Leasehold

TERM: 999 years from 2010

GROUND RENT: £400 pa

SERVICE CHARGE: £1,737 pa

EPC RATING: 'B' (expired)

COUNCIL TAX BAND: 'F'



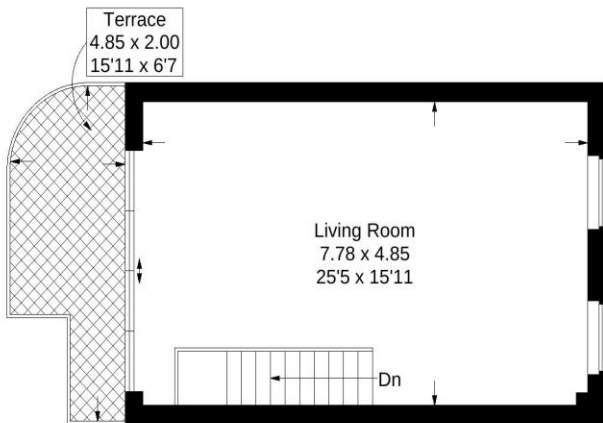
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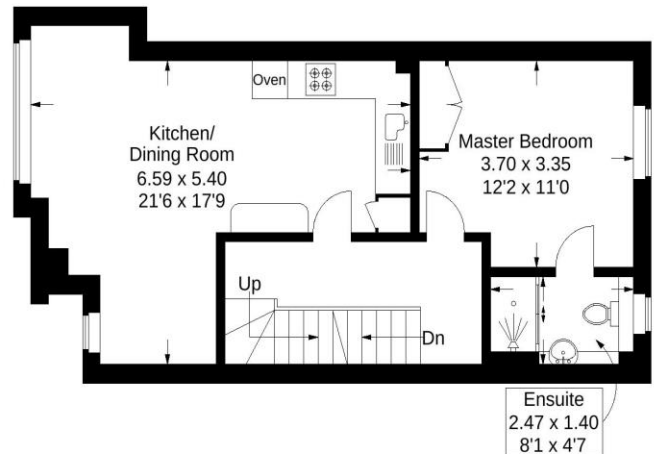


Broad Street, Old Portsmouth

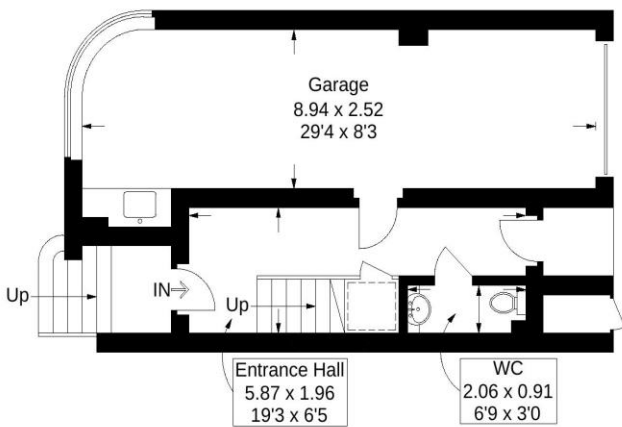
Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 176.5 sq m / 1900 sq ft



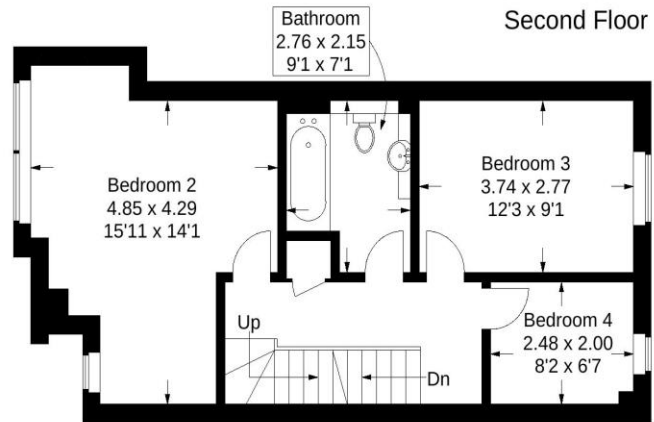
Third Floor



Second Floor



Ground Floor



First Floor

= 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.

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