

WHITE HART ROAD

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TY



£500,000
Leasehold

- Luxuriously Appointed End Terrace Town House
- Highly Requested Old Portsmouth Location
- Stroll of Waterfront, Spice Island & Gunwharf Quays
- Superb Open Plan Family Room and Quality Kitchen
- Master Bedroom with En-Suite Shower : Family Bathroom
- Ground Floor Utility/Study plus Cloakroom
- Gas Central Heating and Double Glazing Throughout
- Integral Carport : Garage : Beautifully Landscaped Garden

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In Brief

Fry & Kent has pleasure in marketing for sale this beautifully presented End of Terrace TOWN HOUSE situated within the conservation city of Old Portsmouth just a few hundred yards from the WATERFRONT at The Hot Walls (Beach) and hostelrys of Spice Island. The marina, leisure and shopping complex found at Gunwharf Quays along with EXCELLENT private schooling, Portsmouth Historic Dockyard and main line railway service to London (Waterloo) will also be found nearby. As part of the well-kept King James Development and at around 1,300 sq.ft (121 sq.m) over three floors, this SUPERB home has been transformed into a LUXURIOUS two bedroom (formally three) home finished to a high standard throughout and ready to move in to. No expense has been spared throughout the gas centrally heated and double glazed interior which comprises; entrance hall, cloakroom, utility room/study on the ground floor. The whole of the first floor features an IMPRESSIVE open plan 'L' shaped family/dining/kitchen with high gloss cabinets and a range of integrated appliances while on the second floor are two DOUBLE bedrooms and family bathroom with the master benefiting from an en-suite shower room. Externally, there is a driveway approach leading to an integral CARPORT plus GARAGE with door leading to a lovely LANDSCAPED garden with rear gate access. Viewings are an absolute must to avoid disappointment and no forward chain is offered!

£500,000

KEY FACTS

TENURE: Leasehold

TERM: 150 years commencing 1/4/1987

GROUND RENT: £200 pa

SERVICE CHARGE: £653.22 pa (2020)

EPC RATING: 'C'

COUNCIL TAX BAND: 'E'



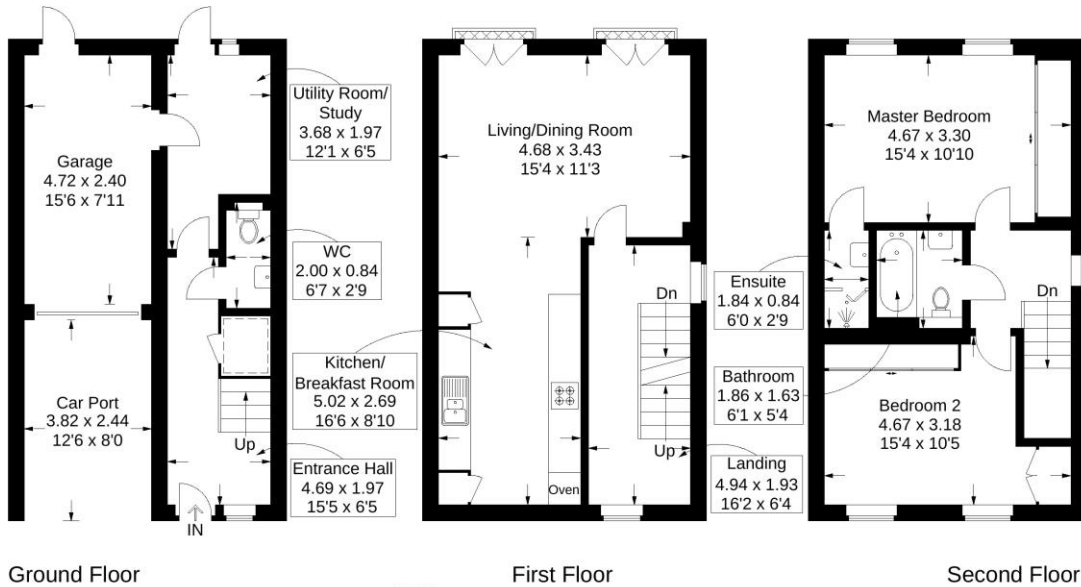
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White Hart Road, Old Portsmouth

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 122.2 sq m / 1316 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.

Southsea
 Sales & Lettings
 7/9 Stanley Street,
 Southsea, PO5 2DS
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
 Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth, PO1 2JD
 Tel: 023 9281 5221

Drayton & Out of Town
 Sales & Lettings
 139 Havant Road,
 Drayton, PO6 2AA
 Tel: 023 9221 0101

London
 Sales & Lettings
 Mayfair Office, Cashel House,
 15 Thayer Street, W1U 3JT
 Tel: 0870 112 7099

Southsea
 Admin Centre
 12 Marmion Road,
 Southsea, PO5 2BA
 Tel: 023 9282 2300

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