

# KING JAMES TERRACE

BROAD STREET | PORTSMOUTH | PO1 2LL



GUIDE PRICE - £495,000  
Leasehold

- Beautifully Appointed Modern Town House
- Highly Requested Conservation Area
- Panoramic Sea Views from the Second Floor
- High Specification Throughout inc Oak Flooring
- Two Double Bedrooms (formally three)
- Beautifully Fitted Kitchen with Appliances
- Luxury Shower Room : Carport & Garage
- Enclosed Courtyard Garden with Rear Access

FRY &  
KENT





## In Brief

Fry & Kent has pleasure in marketing for sale this BEAUTIFULLY presented modern three storey town house situated in a highly requested location within the cathedral City of Old Portsmouth overlooking the 'Hot Walls' and studios, Millennium Walk and The Solent. Located in a CONSERVATION area, the house is perfectly situated within a short walk of the many cafe's, bars and restaurants in Spice Island and the cosmopolitan MARINA development of Gunwharf Quays.

The house itself forms part of the King James Development built in the 1990's with the property occupying the SOUTHERLY facing terrace on Broad Street. Internally, it has been transformed into a LUXURIOUSLY appointed home with high quality specification throughout including Oak flooring, Oak doors, Oak & Steel balustrades to the staircases, wired-in smoke alarms, water softener and a security system. Both the kitchen, shower room and utility room have been refitted to a HIGH STANDARD. At around 1,250 sq.ft (116.1 sq.m), the layout comprises; entrance hall, cloakroom, utility room on the ground floor, L-shaped living/dining room with two Juliette Balconies and fitted kitchen with INTEGRATED appliances on the first floor plus a well fitted master bedroom, second double bedroom with sea views and luxury shower room on the second floor. Externally, there is a carport leading to an integral garage and an enclosed courtyard garden with shed and rear gate access.

With gas fired central heating, double glazing, cavity wall insulation, all window blinds, curtain poles, fitted wardrobes and no forward chain, your earliest inspection is thoroughly recommended.

Guide Price - £495,000

## KEY FACTS

TENURE: Leasehold

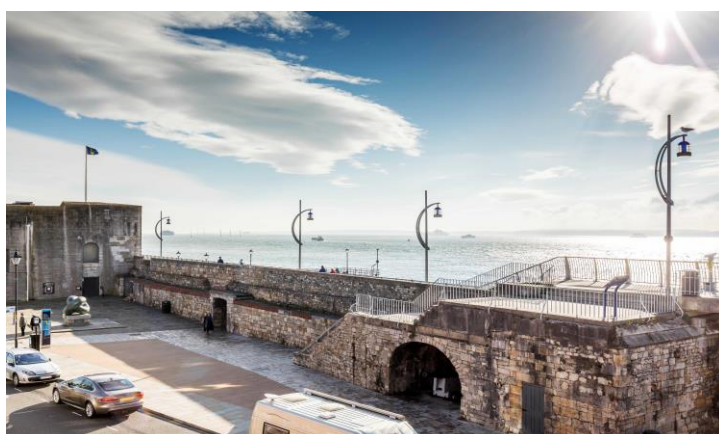
TERM: 150 years commencing 1/4/1987

GROUND RENT: £200 pa

SERVICE CHARGE: £653 pa

EPC RATING: 'C'

COUNCIL TAX BAND: 'E'





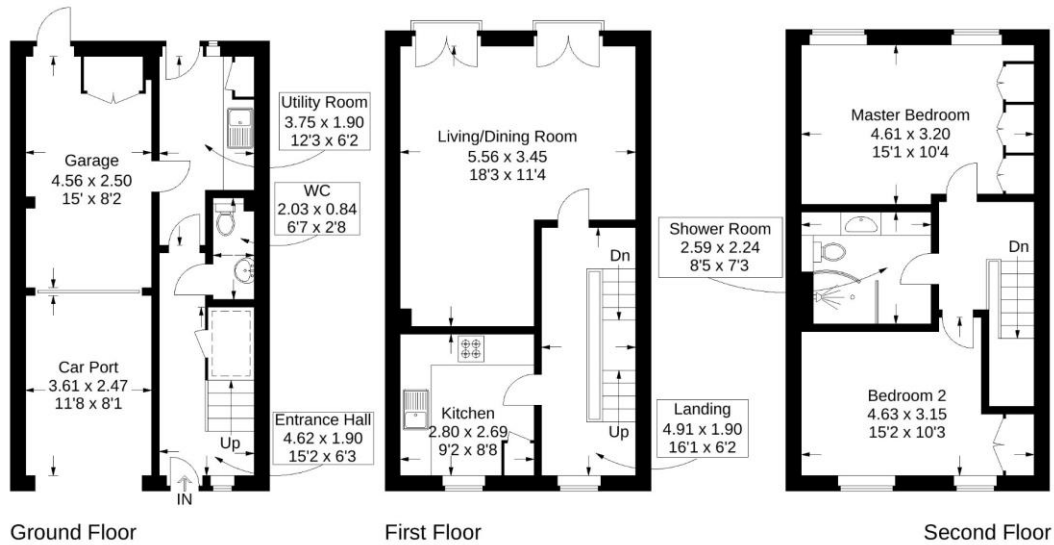
# KING JAMES TERRACE

BROAD STREET | PORTSMOUTH | PO1 2LL



## King James Terrace, Broad Street, Old Portsmouth

Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft  
(Excluding Reduce Headroom / Eaves)  
Reduced Headroom = 0.9 sq m / 10 sq ft  
Total = 117 sq m / 1260 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.

**Southsea Sales & Lettings**  
7/9 Stanley Street,  
Southsea PO5 2DS  
Sales Tel – 023 9281 5221  
Lettings Tel – 023 9282 2400

**Property Management**  
12 Marmion Road,  
Southsea PO5 2BA  
Tel - 023 9282 2300

**Old Portsmouth Sales & Lettings**  
The Seagull, 13 Broad Street,  
Old Portsmouth PO1 2JD  
Sales Tel - 023 9235 5366  
Lettings Tel – 023 9282 2400

**Drayton Sales & Lettings**  
139 Havant Road,  
Drayton PO6 2AA  
Sales Tel – 023 9221 0101  
Lettings Tel – 023 9282 2400

**Waterlooville Sales & Lettings**  
75B London Road,  
Waterlooville PO7 7EL  
Sales Tel – 023 92 297 788  
Lettings Tel – 023 9282 2400

**Mayfair Office Sales & Lettings**  
Cashel House, 15 Thayer Street,  
London W1U 3JT  
Tel - 0870 112 7099  
Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

[www.fryandkent.com](http://www.fryandkent.com)



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.