

# THE GATEHOUSE

ROYAL GATE | SOUTHSEA | PO4 9GA



£250,000

Leasehold – Share of Freehold

- Grade II Listed Ground Floor Apartment
- Highly Requested Former Royal Marine Barracks
- Short Walk to the Esplanade & Seafront
- Living Room with Feature Minstrels Style Gallery
- 16ft Kitchen/Dining Room with Oven & Hob
- Two Double Bedrooms : En-Suite to Master bedroom
- Gas Central Heating : Long Lease : Share of Freehold
- Residents Car Parking : Use of Communal Tennis Court







## In Brief

Fry & Kent has pleasure in marketing for sale this ground floor **APARTMENT** situated at the entrance of the former Royal Marines Barracks In Eastney. The Gatehouse, which is Grade II Listed, was converted from the original **VICTORIAN** Guardroom to the main Marine Gate development which lays just a stroll from the esplanade and Southsea seafront.

Enhanced by its 9-arch portico, the apartment offers over 860 sq.ft (80 sq.m) of accommodation comprising; I-shaped entrance hall, 21ft living room with feature staircase to a **MINSTRELS** style gallery/library, 16ft kitchen/dining room with integrated oven & hob, two **DOUBLE** bedrooms with en-suite to the master bedroom plus main shower room.

Externally, there is use of residents parking, communal gardens and **TENNIS** court. With high ceilings, gas central heating, long lease and a share of the freehold, this is an excellent opportunity to purchase your first home, those looking to downsize or weekend retreat by the sea.

**£250,000**

## KEY FACTS

**TENURE:** Leasehold – Share of Freehold

**TERM:** 999 years commencing 29/09/1994

**GROUND RENT:** Peppercorn

**SERVICE CHARGE:** £1,648 pa (including Building Insurance

**EPC RATING:** Exempt as Grade II Listed

**COUNCIL TAX BAND:** 'E'





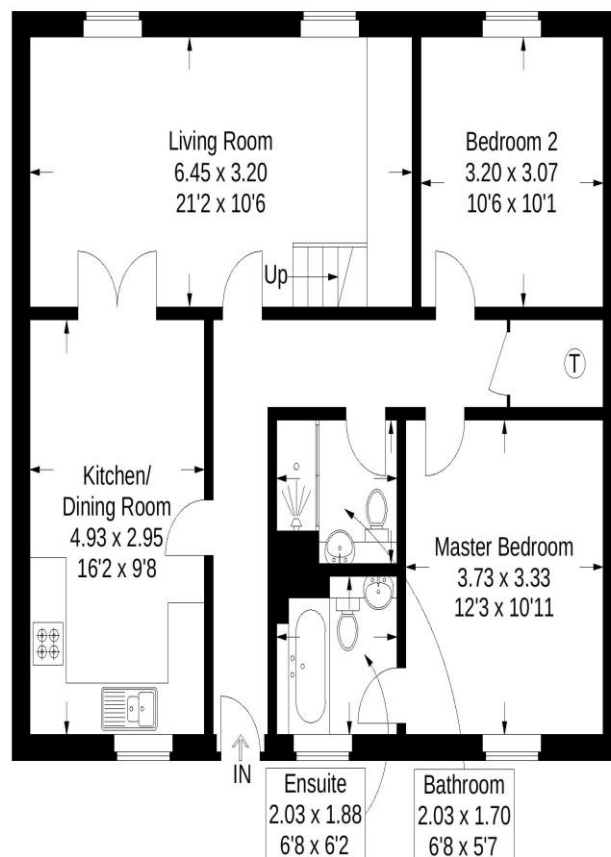
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## The Gatehouse, Royal Gate, Southsea

Approximate Gross Internal Area = 80.2 sq m / 864 sq ft



### Ground Floor

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

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