

ARMORY LANE

OLD PORTSMOUTH | HAMPSHIRE | PO1 2PE



£535,000

Freehold

- Four Bedroom Modern Townhouse
- Integral Garage & Car Parking Facilities
- Adjacent to Gunwharf & Spinnaker Tower
- Modern Fitted Kitchen & Luxury Bathroom
- Ground Floor Shower Room/Cloakroom
- Landscaped Garden With Pedestrian Access
- Kitchen/Dining Room & Separate Utility Room
- Outstanding Internal Condition : Must be Seen!





In Brief

Fry & Kent has pleasure in offering for sale this **FOUR BEDROOM** Townhouse located in the requested Gunwharf Gate Development adjacent to the marina complex of Gunwharf Quays & Spinnaker Tower with its **FABULOUS** Leisure and Shopping facilities. The property is also situated a short distance from the Cathedral in Old Portsmouth, Spice Island and the Waterside. Internally the house has been maintained and improved by the current owners to a high standard with the recent installation of a **LUXURY** bathroom suite to mention but one item. At just under 1,500 sq.ft (139 sq.m) the accommodation on the ground floor comprises; an integral door to the **GARAGE** plus doors leading to a cloak/shower room, garden room/bedroom 4, utility room with door opening onto the rear garden. On the First Floor there is an l-shaped living room with feature brick wall and a kitchen/diner with range of modern cabinets and views towards Gunwharf and the **SPINNAKER TOWER**. On the top floor you will find three further bedrooms and a luxury fitted family bathroom Suite. Externally, there is a **LANDSCAPED** courtyard rear garden with side pedestrian gate access. Internal viewing is strongly recommended.

£535,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX:

BAND: 'E'

ESTATE CHARGE: £327 pa



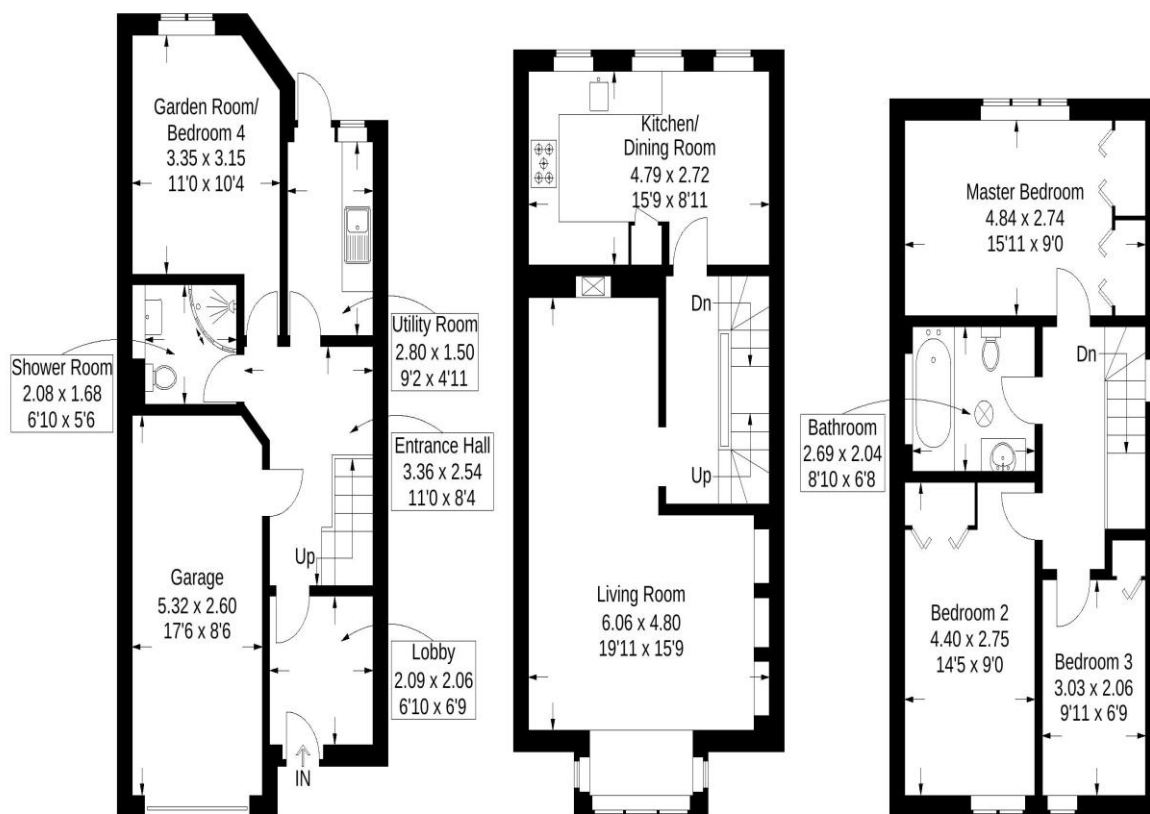
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Armory Lane, Old Portsmouth

Approximate Gross Internal Area = 139 sq m / 1496 sq ft



Ground Floor

First Floor

Second 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



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