

# CAPTAINS ROW

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TT



£950,000  
Leasehold

- Outstanding Waterside Luxury Townhouse
- Extensive Views of Camber Dock & Harbour
- Living Room with additional Open Plan Sitting Area
- Integral Garage with Parking Space to Front
- Recently Refitted Family Bathroom & En-Suite
- Luxury Fitted Kitchen with Open Plan Dining Area
- Roof Terrace plus Garden with Side Pedestrian Gate
- Internal Viewing Strongly Recommended



## In Brief

Fry & Kent has pleasure in marketing for sale this **OUTSTANDING** family home located in the heart of Old Portsmouth occupying a unique position on the edge of the **HISTORIC** Camber Dock with fabulous views across the dock, pontoons and the iconic Spinnaker Tower. Featuring an eye-catching double semi circular bay to the side property, this **LANDMARK** home has been well maintained by the current owners who have recently refurbished both the main bathroom and the en-suite to the master bedroom.

At over 1,600 sq.ft (156 sq.m) the accommodation comprises a luxury **OPEN PLAN** kitchen/dining room featuring a large island workstation/breakfast bar while the dining area provides **DELIGHTFUL VIEWS** and access via French doors onto the garden. On the first floor you will find an impressive living room with a pair of French doors opening onto Juliett Balconies with a sitting area within one of the bays. The second bedroom and family bathroom are also located on this floor. There are three further bedrooms on the top floor including the master bedroom with en-suite shower room enjoying views across The Camber towards Portsmouth Harbour. From this floor, there is also access onto the **ROOF TERRACE**. Externally, there is a garden laid to patio and lawn with pedestrian access gate to a block paved car hardstanding and integral garage. With its appealing and unique geometric design and superb location, we would strongly recommend your early inspection.

**£950,000**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 150 Years commencing 1/4/197

**GROUND RENT:** £200pa

**SERVICE CHARGE:** £785pa

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'G'



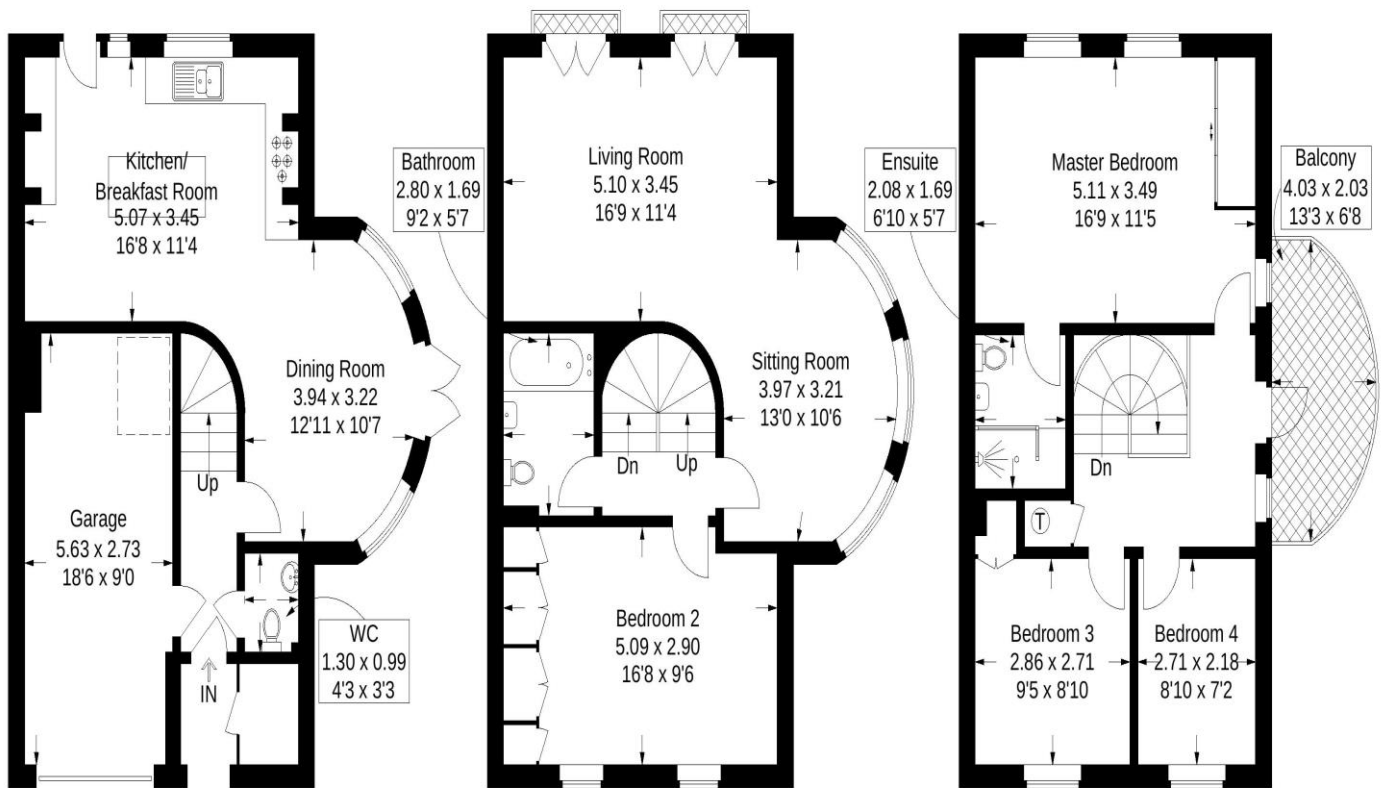
# CAPTAINS ROW

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TT



## Captains Row, Old Portsmouth

Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.2 sq m / 13 sq ft  
 Total = 156.5 sq m / 1685 sq ft



Ground Floor

First Floor

Second 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.

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)