

# SEAGERS COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2GD



£820,000  
Leasehold

- Outstanding Duplex Penthouse Apartment
- Superb Views over Camber Dock, Marina and Harbour
- Three Double Bedrooms all with En-Suite Bath/Showers
- Impressive Open Plan Living/Dining and Kitchen
- Fitted Kitchen with Integrated Appliances
- Lovely Triple Aspect Master Bedroom with Balcony
- Internal Lift Access Between Lower and Upper Floors
- Secure Underground Parking Bay : Video Entry System





## In Brief

Fry & Kent is delighted to market for sale this outstanding **DUPLEX PENTHOUSE** situated in an enviable location on Spice Island overlooking the historical Camber Dock, Marina and Portsmouth Harbour. Living in this location is much to do about lifestyle with several bars, cafes and restaurants within a stroll along with an enclosed **BEACH** south of the Hot Wall Studios and the Millennium Walk to the Marina retail and leisure complex found at Gunwharf Quays, famous for its 170 meter Spinnaker Tower.

Constructed approximately ten years ago, this impressive apartment occupies a corner position with wonderful dual aspect sea views from principle rooms and the **FOUR BALCONIES**. With video entry and lift service to the third floor, there is an additional internal lift and staircase to the spacious triple aspect master bedroom suite complete with balcony plus en-suite dressing and bathroom. The large open plan living space features a balcony offering enough space to dine **AL FRESCO** and includes a well fitted kitchen complete with integrated appliances and a dining area overlooking the Camber Dock. The two remaining double bedrooms (one with access to a balcony) both having en-suites.

**SECURE** car parking will be found underground via remote gates. Do not hesitate viewing this rare opportunity!

**£820,000**

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 125 years with 114 remaining

**GROUND RENT:** £400 pa

**SERVICE CHARGE:** Approx £3,518 pa

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'





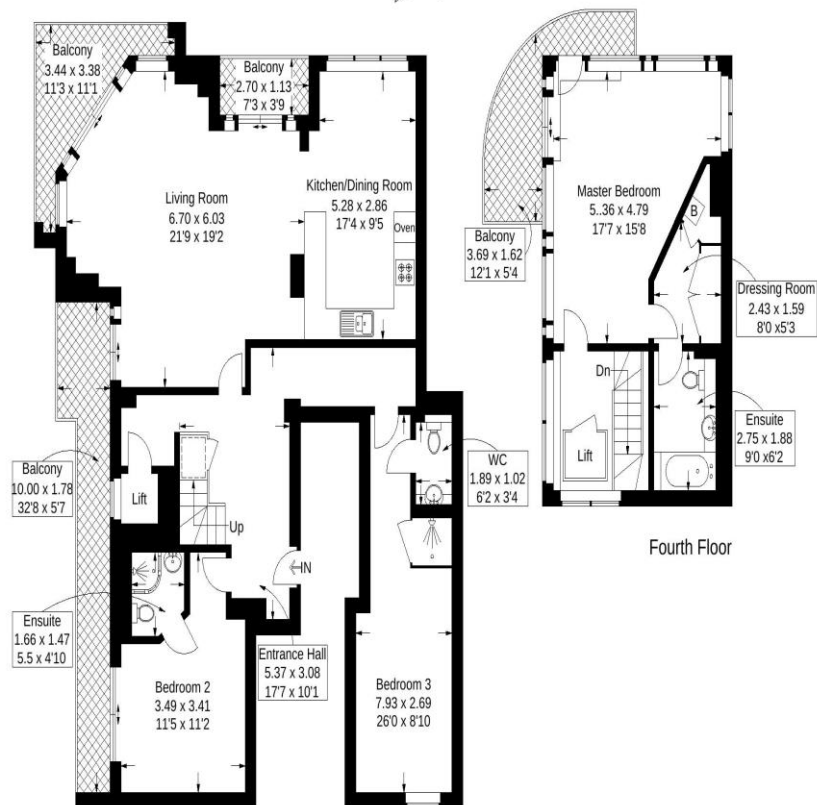
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### Seagers Court, Old Portsmouth

Approximate Gross Internal Area = 145.6 sq m / 1568 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.6 sq m / 6 sq ft  
Total = 146.2 sq m / 1574 sq ft



Third 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.

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