

# PEACOCK LANE

OLD PORTSMOUTH | HAMPSHIRE | PO1 2PA



£385,000

Freehold

- Charming Victorian Town House
- Highly Requested Conservation Area
- Short Walk to the Hot Walls & Spice Island
- Three Double Bedrooms : Living Room
- Kitchen/Breakfast Room Opening onto Courtyard
- Large Bathroom with Claw-Foot Bath & Shower
- Gas Central Heating & Double Glazing to Rear
- Early Viewing Recommended : No Forward Chain







## In Brief

Fry & Kent has pleasure in marketing for sale this charming VICTORIAN Town House believed to have been built in 1861 and located in one of Old Portsmouth's narrow back streets within this highly requested CONSERVATION Area.

Perfectly situated only a short walk to Portsmouth Cathedral, The Hot Walls beach, Spice Island and the Marina Complex of Gunwharf Quays, you will be spoilt for choice over the many bars, cafes restaurants and designer shopping available in this FASHIONABLE area. Transport facilities are also close-by including train services to London (Waterloo) and other coastal resorts.

Well presented throughout the three floors, the layout comprises; front facing living room with wide open way to a 15ft x 8ft kitchen/breakfast room with bi-fold doors to a useful COURTYARD area. The spacious master bedroom together with the main family bathroom complete with a central claw-foot bath and separate shower cubicle will be found on the first floor whilst two further DOUBLE bedroom are located on the second floor.

With gas central heating and double glazing to the rear elevations, we have no hesitation in recommending an early inspection to avoid disappointment.

£385,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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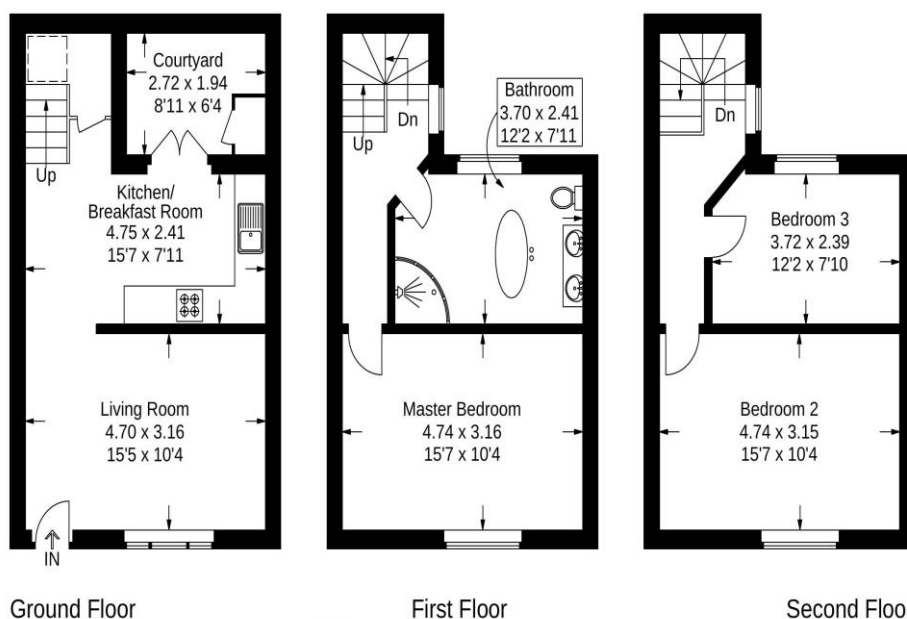
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## Peacock Lane, Old Portsmouth

Approximate Gross Internal Area = 99.5 sq m / 1072 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.6 sq m / 6 sq ft  
Total = 100.1 sq m / 1078 sq ft



 = 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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