



Harbour View
5 Battery Row | Old Portsmouth | Hampshire

FINE & COUNTRY

HARBOUR VIEW



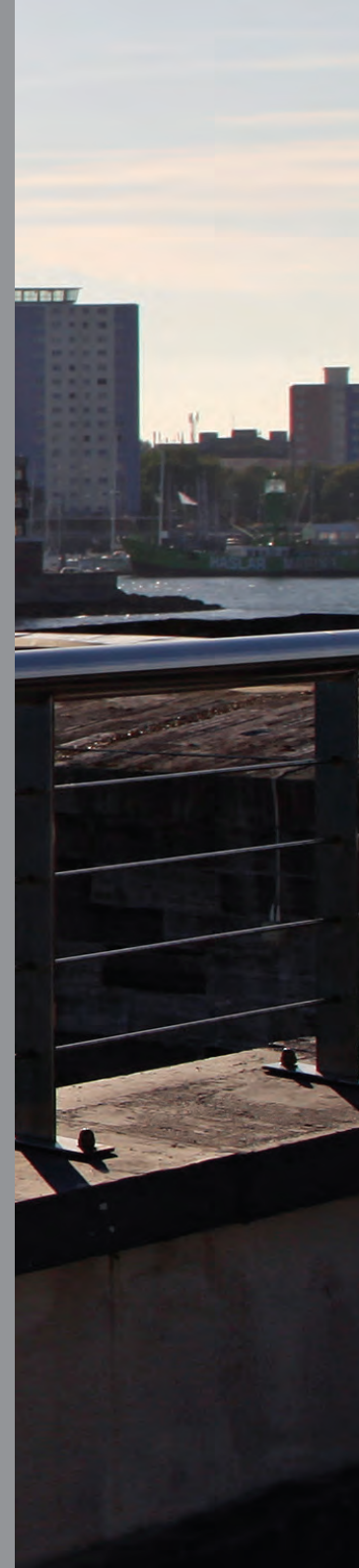




'Harbour View' is one of only seven individual townhouses, believed to be originally built on the site between circa 1730 to 1750. The house, in its current form, was 100% refurbished and upgraded by the current owners with the internal layout being designed to take full advantage of the views with utility rooms and garaging on the ground floor, two bedrooms, (the master having an en-suite shower room) and family bathroom on the first floor with a further bedroom, study and open plan 18' kitchen / dining room with balcony on the second floor, the upper two floors consist of a drawing room running 32' from front to rear with a small bar area and separate cloakroom, an internal staircase rises to the top floor living room with patio doors leading to a roof terrace. The five storey accommodation provides 2,600 sq ft of living space and a double length garage, two balconies and a large roof terrace, piped 'Sonos' music system in every room and a 'Reko' remote controlled lighting system in the three primary rooms.

Located adjacent to the original barracks and aptly named, 'Battery Row' sits proudly overlooking the historic sea defences and Portsmouth Harbour entrance, behind the Napoleonic walls and the historical Square Tower. 'Harbour View' has outstanding views towards the Harbour entrance, the Solent, the Isle of Wight and is located in one of the busiest nautical harbour entrances in the UK with naval warships, cruise liners, yachting and ferries passing on a regular basis.

Located within one of the primary water fronting positions yet within easy access of local restaurants, public houses, the Millennium walkway and the BAR HQ, Portsmouth Cathedral and the historic waterfront, early internal viewing of this impressive townhouse is strongly recommended in order to appreciate both the accommodation and location on offer.







ENTRANCE:

Twin doors with glazed panels, security entry phone system leading to:

PORCH:

Tiled flooring and skirting, angular in shape, internal door with leadlight frosted panels with matching panels to either side and over leading to:

HALLWAY:

Black and white tiled flooring, skirting, understairs storage cupboard, radiator, power points, ceiling spotlights, picture light.

CLOAKROOM:

Concealed cistern w.c, tiled flooring, contemporary style wash hand basin with mixer tap and cupboard space under, window to rear aspect, ceiling spotlights, extractor fan.

UTILITY ROOM:

'L' shaped 14'7" decreasing to 4'6" x 9'7" decreasing to 4'8". Door to garage, vinyl flooring, work surface with space for washing machine and tumble dryer under, power points, hot water cylinder with pump system (not tested), wall mounted 'Vaillant' boiler supplying domestic hot water and central heating (not tested), range of storage cupboards with integrated fridge and freezer and tall larder style unit, single drainer sink unit with mixer tap and cupboard space under, tall radiator, door to:

GARAGE:

26'8" x 9'9" Remote control roller up and over door, wall mounted cupboard housing meter, fluorescent tube lighting.

CONSERVATORY:

10'1" x 7'11" Tiled flooring, polycarbonate glazed roof, bulk head light, double glazed door leading to:

COURTYARD:

High painted wall. (Consideration was given to this area and window placement above in order that a passenger lift could be installed at the rear).

FIRST FLOOR:

Landing with radiator, entry phone system, picture light, ceiling spotlights, coving, staircase rising to upper floor.

BEDROOM I

18'2" x 15'1" Double glazed windows to front aspect overlooking bay roof with chrome balustrade, far reaching views over the Hot Walls and Napoleonic Sea defences towards the Isle of Wight and the Solent in the distance with radiator under, ceiling speakers and spotlights, air conditioning & heating unit, range of built-in wardrobes, two with mirrored panels, the rest with glazed panels, two chests of drawers, bedside cabinets, power points, door to:





EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with panelled door, extractor fan, ceiling speakers and spotlights, wash hand basin and mixer tap with cupboards and drawers under, mirror and pelmet light over, concealed cistern w.c with twin flush, tiled flooring, chrome heated towel rail.

BEDROOM 2:

11'7" x 9'7" to front of built-in wardrobes, built-in wardrobes to one wall with hanging space and shelving with mirror fronted doors, ceiling spotlights and speakers, power points, radiator, double glazed windows to rear aspect, bracket and wiring for wall mounted T.V.

BATHROOM:

White suite comprising: double ended bath with central mixer tap with separate shower over with folding shower screen, tiled splash back, chrome heated towel rail, oval wash hand basin with mixer tap and cupboard and drawers under, heated towel rail, low level w.c with twin flush, double glazed frosted glass window to rear aspect, ceiling spotlights, coving, speakers and extractor fan, sliding panelled door.

SECOND FLOOR:

Landing with balustrade, entry phone system, radiator, feature leadlight frosted panel borrowed light window, power points doorway leading to:

STUDY:

9'6" x 7'2" Double glazed window to rear aspect, range of built-in storage cupboards with work station area, low level filing cabinets, tall storage cupboards with shelving and book shelf, ceiling spotlights, speaker, dimmer switch, radiator, door to:

BEDROOM 3:

11'1" x 10'5" Zoned ceiling spotlights, dimmer switch, double glazed windows to rear aspect, radiator, bracket and wiring for wall mounted T.V, ceiling coving, two speakers, inter-linking door leading to inner hallway with further door leading to kitchen / dining room.

SEPARATE CLOAKROOM:

Concealed cistern w.c with twin flush, wash hand basin with cupboard space under, tiled flooring, extractor fan, ceiling speakers and spotlights, radiator.





KITCHEN/DINING ROOM:

18'3" x 17'1" maximum, angled in shape to one wall with full height double glazed sliding doors with windows to either side leading to terrace style balcony with chrome fenders and glazed panels with outstanding views over the Hot Walls towards Gosport, the Isle of Wight, the Solent and the Napoleonic forts in the distance, oak wooden flooring, radiator, central island divide with storage cupboards and shelving under, one side with 'Deitrich' induction hob, extractor hood, fan and light over with oven under, dresser style unit with glazed panelled doors to two sides with drawers under, central under unit lighting, basket work shelving and drawers, interlinking door to bedroom/sitting room, inset 1 1/2 bowl sink unit with granite surface and drainer, integrated dishwasher, range of storage units, two wall mounted units with glazed panelled doors and inset lighting, two ceiling speakers, wine rack, slim-line wine cooler, tall and large larder style fridge and freezer with matching doors, matching flooring, bracket and wiring for wall mounted T.V, power points, radiator.





THIRD FLOOR:

Landing with doors to primary rooms and inner landing with return staircase rising to top floor.

SEPARATE CLOAKROOM:

Close coupled w.c with twin flush, double glazed window to rear aspect, wall mounted wash hand basin, extractor fan, spotlights, built-in storage cupboard with range of shelving.

DRAWING ROOM:

32'0" maximum x 18'4" maximum, decreasing to 12'3" 'L' shaped, running front to rear incorporating kitchen / bar area to rear with double glazed windows to rear aspect, radiator, power points, ceiling coving, spotlights and speakers, hidden return with sink unit, work surface with cupboards under, mixer tap and spotlight over, high level Dimplex picture style two bar heater with low level electric air vented heater under, main living area with recess and bracket and wiring for T.V, with wiring for speakers to either side and under, ceiling spotlights, coving and speakers, wall mounted unit supplying hot and cold air conditioning, double glazed full height sliding doors to front aspect with glazed panels to either side with outstanding views over the Hot Walls towards Gosport, the Isle of Wight, the Solent and Napoleonic Forts, glazed panelled door to hallway, power points.





TOP FLOOR:

Balustrade landing with open staircase rising from third floor.

LIVING ROOM:

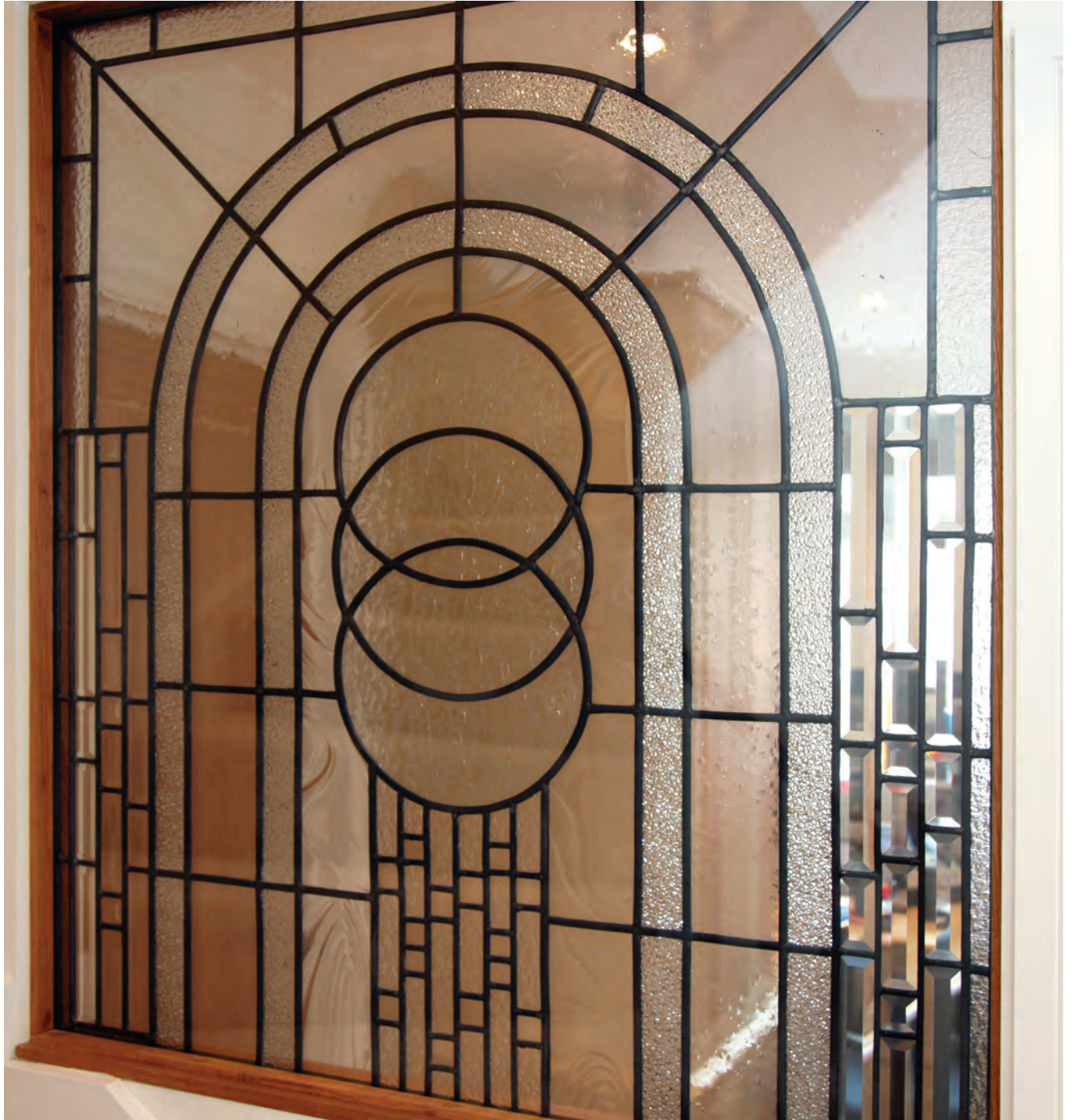
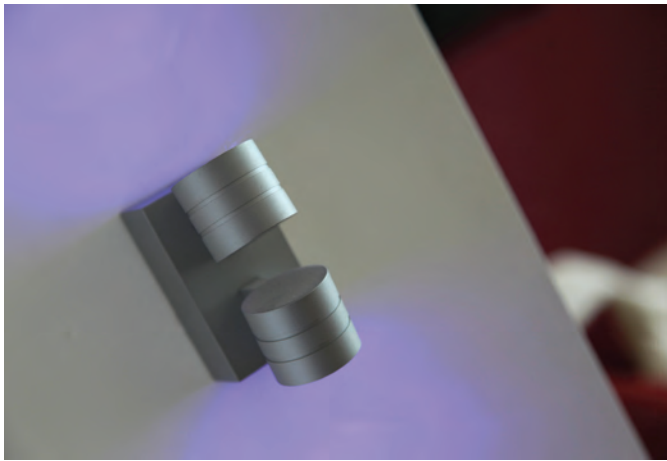
17'1" x 14'4" measurements taken from approximately 3'4" off floor level with slight eaves to ceiling restricting headroom, central circular spotlight with further zoned spotlighting and ceiling speakers, dimmer switch, power points, radiator, double glazed window to rear aspect with outstanding views towards the Garrison Church grounds, fairgrounds and Southsea in the distance, No.1 Building and the Cathedral, Hitachi air conditioning heating system, up and down lighters, sliding double glazed doors with glazed panels to either side leading to:





ROOF TERRACE:

Wedge shaped, measuring approximately 19' in width x 12'6" decreasing to 8'0" at narrowest point, chrome fenders and wire, outstanding views over rooftops towards the BAR building, No.1 Building, the harbour and Portsdown Hill in the distance, sweeping round to the main harbour entrance over the rooftops and Square Tower towards Gosport, the Solent and the Isle of Wight, sweeping round further to overlook Southsea Common, Fairground and Napoleonic Forts.





TO FIND THE PROPERTY:

From the top of the High Street passing Portsmouth Grammar School on the left hand side continue towards the Harbour entrance passing the Cathedral on the right hand side, bear left behind the Square Tower before continuing into Broad Street, into Battery Row where No.5 can be found a short distance along on the left hand side.

VIEWING: Strictly by appointment with Fine & Country – Telephone 023 93 277 277

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Portsmouth City Council: Band G

Services: Mains gas, electricity and water

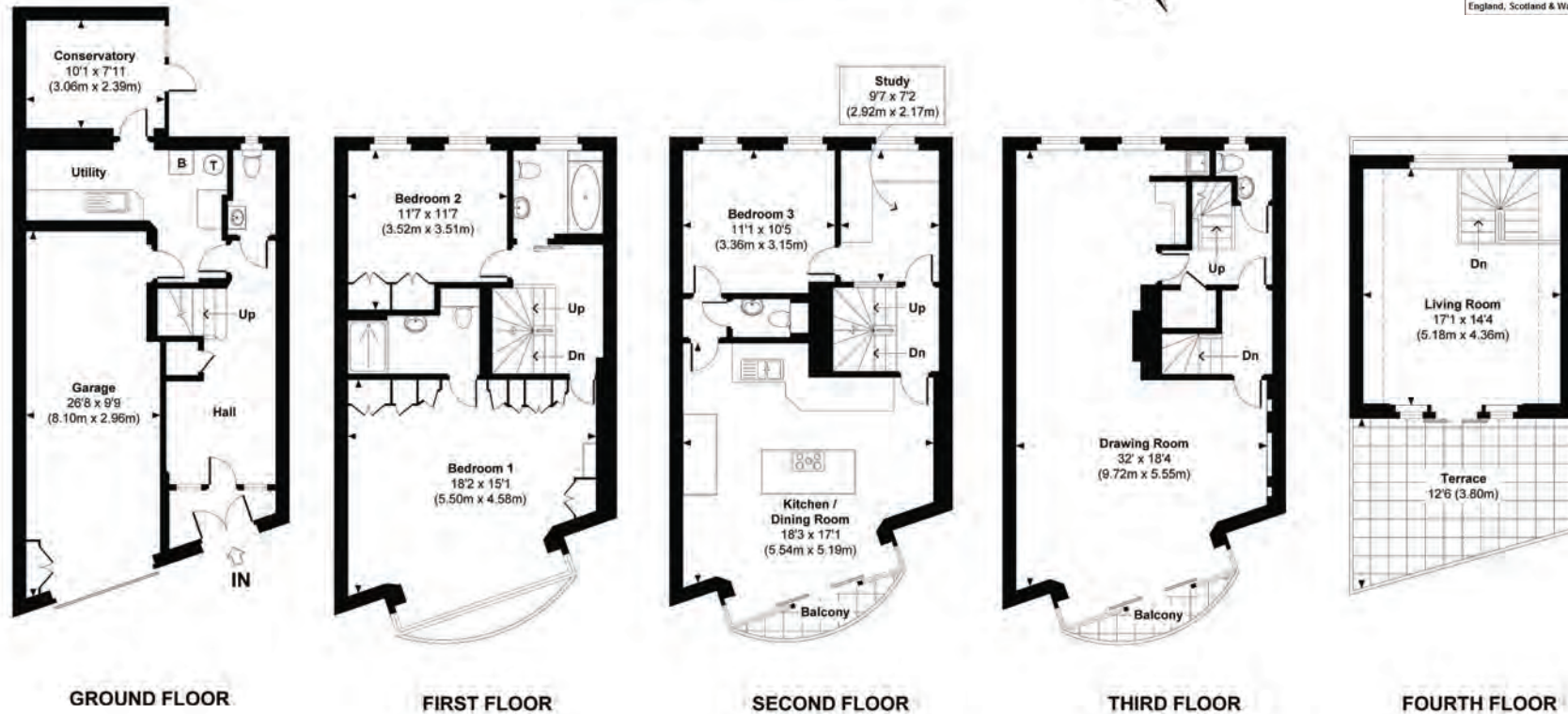
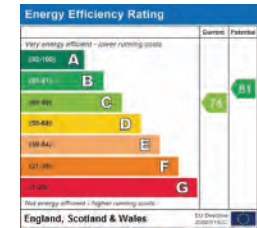
Postcode: PO1 2ND



5 Battery Row

Approximate Gross Internal Area
 Main House = 2366 Sq Ft / 219.84 Sq M
 Garage = 234 Sq Ft / 21.75 Sq M
 Total = 2600 Sq Ft / 241.59 Sq M

(Includes areas with restricted height less than 1.5m)



Indicates restricted room height less than 1.5m.

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Fine & Country
Tel: +44 (0)23 93 277277
drayton@fineandcountry.com
141 Havant Road, Drayton, Hampshire PO6 2AA

