



2 Merchants Row
White Hart Road | Old Portsmouth | Hampshire | PO1 2PL

FINE & COUNTRY

Terminology like deceptive, spacious or 'tardis' are often mistakenly used to describe properties, however in this particular case all three could easily be used to portray this four storey townhouse which is situated within the heart of the historical conservation area of Old Portsmouth and within 200 yards of the harbour entrance and the oldest part of the city. From the first floor level and above there are views towards the Camber Dock, the BAR Headquarters, Spinnaker Tower and Gunwharf Quays. To the rear is an enclosed garden, accessible from the sun lounge and ideal for 'al fresco' dining. Within close proximity are a selection of restaurants, public houses and the Gunwharf Quays retail and social entertaining areas, there is also easy access to Portsmouth Harbour railway station which provides commutable links to London Waterloo as well as Commercial Road shopping area. Referred to by many as a 'village' type environment within a city, the house is ideally situated for the Sailing Club, fish market and the old fishing harbour. The accommodation provides 1743 sq ft of living space arranged over four floors and comprises; porch, hallway, utility room, cloakroom, kitchen / dining room and conservatory on the ground floor with living room, two bedrooms (study), one having an en-suite shower room on the first floor; a further two bedrooms and bathroom on the second floor and an 'L' shaped bedroom on the top floor. Offered with gas fired central heating, double glazing, floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

To the front of the property is a lowered kerb leading to car hardstanding area measuring approximately 18'7" x 14'0" to the front of the former garage, external meter cupboards, covered area with spotlights, main front door with frosted panel with matching panel to one side leading to:

PORCH

8'8" x 6'1" Tiled flooring, radiator, textured ceiling and coving, alarm panel, high level electric consumer box, panelled door leading to:

HALLWAY

Tiled flooring, balustrade staircase rising to first floor; ceiling coving, textured ceiling, radiator; opening to kitchen and doors to primary rooms, understairs storage cupboard with hanging space.

UTILITY ROOM

7'8" x 5'10" Range of matching wall and floor units with 'T' bar handles, work surface with single drainer sink unit with mixer tap and cupboard space under; space for condenser tumble dryer, washing machine point, space for free standing fridge / freezer; tall larder style cupboard, ceiling spotlights, power points, door to:

SEPARATE CLOAKROOM

Concealed cistern w.c with twin flush, pedestal wash hand basin with mixer tap, tiled splashback, chrome heated towel rail, extractor fan, ceiling spotlights.

KITCHEN / DINING ROOM

14'9" x 9'8" increasing to maximum 12'11" Seating area with tiled flooring, double radiator; power points. Kitchen area; comprehensive range of recently fitted wall and floor units with brushed steel 'T' bar handles, work surface with matching splashback, circular sink unit with matching drainer; range of drawer units, integrated dishwasher with matching door; wall mounted 'Potterston' boiler supplying domestic hot water and central heating with timer switch (not tested), space for free standing range style cooker with stainless steel splashback, extractor hood, fan and light over; high level shelf for microwave, under unit spotlights, tiled flooring, power points, square opening overlooking sun lounge with door to one side.





Step inside

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CONSERVATORY

12'7" x 6'3" Tiled flooring, glass roof with shutter blinds, power points, radiator; double glazed doors with windows to either side with shutters leading to rear garden.

FIRST FLOOR

Landing with balustrade, textured ceiling and coving, radiator, power points, balustrade staircase rising to top floor, central heating control switch.

SITTING ROOM

4'9" x 12'2" Textured ceiling, power points, two double radiators, double glazed doors with windows to either side leading onto curved fronted balcony with false grass flooring and outstanding views towards the Bridge Tavern, the BAR Headquarters, Spinnaker Tower and the Camber Dock.

BEDROOM 2

13'11" x 7'11" Double glazed window to rear aspect overlooking garden, ceiling coving, power points, double radiator, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with drench style hood and glazed panelled door; pedestal wash hand basin with mixer tap and tiled splashback, low level w.c., tiled flooring, textured ceiling.

BEDROOM 5 / STUDY

9'9" x 6'5" Double glazed window to rear aspect, panelled door, power points, textured ceiling and coving, double radiator.

SECOND FLOOR

Landing with balustrade, range of built-in book shelving, doors to primary rooms, balustrade staircase rising to top floor, built-in airing cupboard housing hot water cylinder (not tested) and shelving.

BEDROOM 3

14'9" x 9'9" Double glazed dormer window to rear aspect overlooking garden, slight eaves to ceiling to either side restricting headroom, radiator, power points, panelled door:

MASTER BEDROOM

14'8" max x 10'1" Comprehensive range of built-in wardrobes to one wall with 'T' bar handles, central drawers, storage space and shelving, double glazed windows to front aspect with views towards the Bridge Tavern, the Camber Dock, Spinnaker Tower, the BAR Headquarters and Gunwharf Quays, two radiators, bracket and wiring for wall mounted T.V, power points, inter-linking door leading to:

EN-SUITE 'JACK & JILL' BATHROOM

12'9" x 6'9" To one end is a wet room style shower area with floor drain away, drench style hood and glazed screen, pedestal wash hand basin with mixer tap and tiled splashback, recessed shelf with spotlight, ceiling spotlights, extractor fan, concealed cistern w.c., free standing double ended bath with wall mounted tap and mixer tap, mirror style wall mounted T.V, tiled flooring, chrome heated towel rail.

TOP FLOOR

Landing, panelled door; door to:

BEDROOM 4

15'2" x 14'9" maximum, decreasing to 11'0", measurements taken from approximately 3' off floor level with slight eaves to front and rear ceilings restricting headroom, range of low level built-in storage cupboards, double radiator, twin double glazed windows with outstanding views over the Camber Dock, Spinnaker Tower, Gunwharf Quays, the BAR Headquarters and the Bridge Tavern, access also serves to fire escape / roof top balcony with fender and emergency exit interlinking to adjacent property, ceiling spotlights, panelled door.





Step outside

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OUTSIDE

To the rear is a garden measuring approximately 24' in depth x 16' in width, central lawned area with paths to either side leading to paved area to one end with high painted and rendered wall with external light, trellis style fencing to one side with wooden fencing to the other.

FORMER GARAGE

8'4" x 6'10" Remote control shutter style door; high level storage over.

TO FIND THE PROPERTY

Travelling along Clarence Parade in an easterly direction, continue straight over the roundabout into Pembroke Road, bear left at the end opposite the Cathedral into the High Street, bear to the right into Broad Street, turn immediately right into White Hart Lane (no through road), where No.2 can be found towards the end of the road on the right hand side.

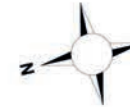
Local Authority: Portsmouth City Council: Band F

Services: Mains gas, electricity and water.

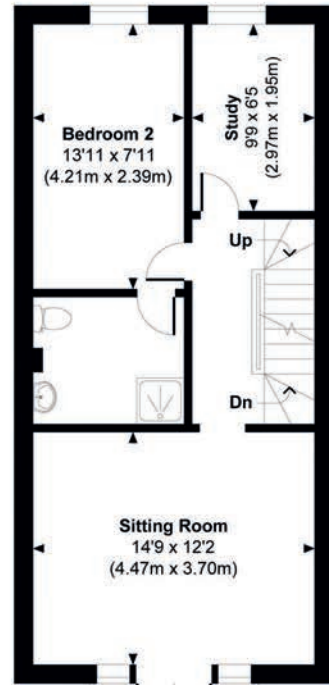


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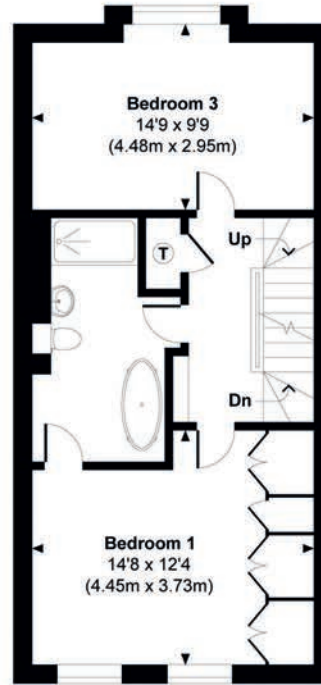
Approximate Gross Internal Area
 Main House = 1684 Sq Ft / 156.47 Sq M
 Garage = 59 Sq Ft / 5.43 Sq M
 Total = 1743 Sq Ft / 161.90 Sq M
 (Includes areas with restricted height less than 1.5m)



GROUND FLOOR



FIRST FLOOR



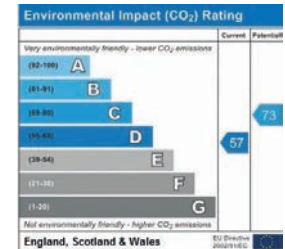
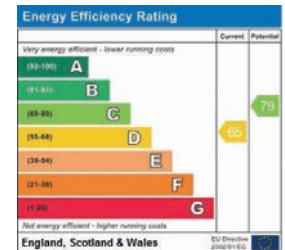
SECOND FLOOR



THIRD FLOOR

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Indicates restricted room height less than 1.5m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2015 Fine & Country Ltd. Printed 27.07.2017



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