



## 60 High Street

A magnificent Georgian town house comes to the market in a prime location and steeped in history

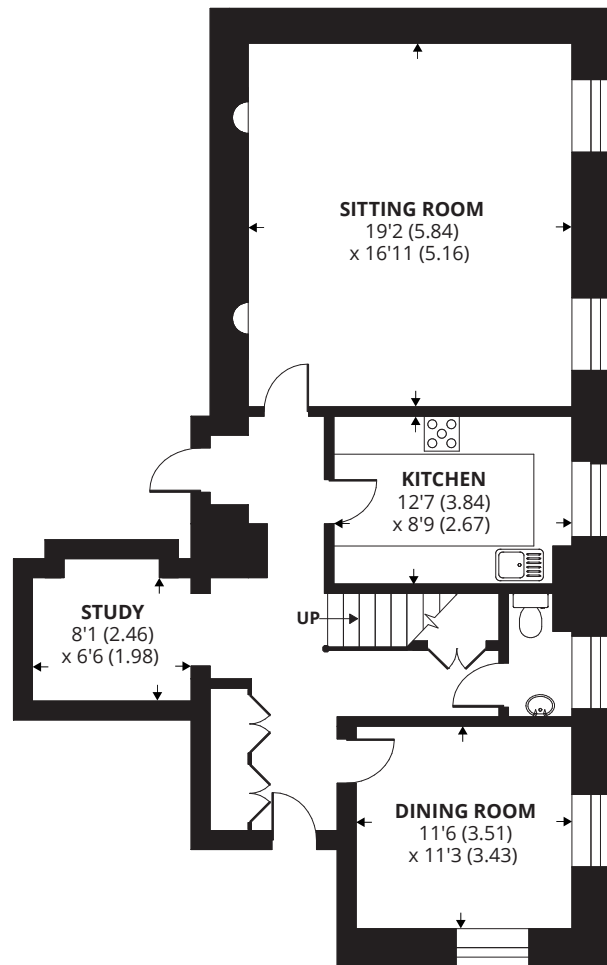
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- ▶ **Elegant Façade**
- ▶ **High Ceilings Throughout**
- ▶ **Elegant Reception Rooms**
- ▶ **Former Bank Vault for Study**
- ▶ **Three Double Bedrooms (Master Ensuite)**
- ▶ **A Wealth of Original Features**
- ▶ **Impressive Entrance Hall**
- ▶ **No 60 is part of a Grade II-listed Georgian listed town house,**
- ▶ **Cloakroom**
- ▶ **Large Family Bathroom**

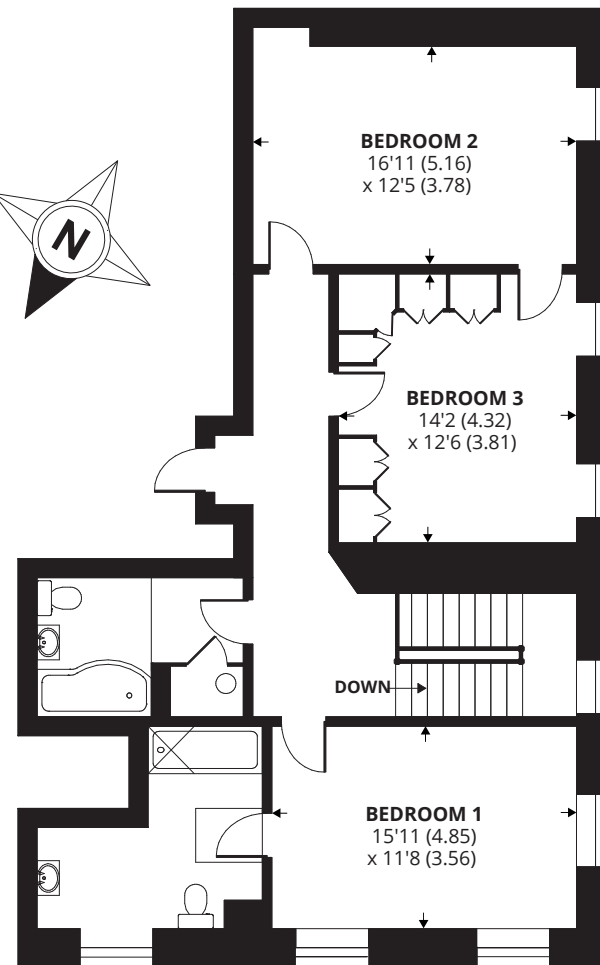
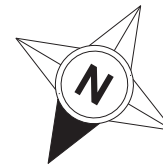
No 60 is part of a Grade II-listed Georgian listed town house, located just inside the ancient walled harbour defences and a short distance of Old Portsmouth Town. This remarkable property has undergone a programme of meticulous renovation and redesign, creating an exceptional home with a unique blend of historic character, period elegance and modern design. Typical of this delightful town house's charms are the large windows with original shutters and the splendid panelled ceiling in the drawing room. The accommodation is arranged over two floors. A wonderful entrance hall is a perfect welcome into this elegant yet cosy home. The practical kitchen is beautifully appointed with integrated appliances and granite worktops. Dual aspect windows give light and space to the charming dining room and the well-proportioned drawing room has windows down one side and a splendid panelled ceiling. A perfect room for entertaining. On the second floor the broad landing sets the tone. There are three good double bedrooms including the master bedroom with its ensuite bathroom. A large, elegant bathroom completes the accommodation.

Historical note: In its time this was one of the first banks in the city. Prior to this, it is believed that the cellars were used to hold press-ganged sailors before they were taken to sea.





**GROUND FLOOR**



**FIRST FLOOR**

# High Street, Portsmouth, PO1

**APPROX. GROSS INTERNAL FLOOR AREA 1860 SQ FT 172.7 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Old Portsmouth has a fascinating blend of character properties and No 60 stands on the north-east corner of Grand Parade, where it meets the High Street and is conveniently located to enjoy the amenities and recreational interests in the area including Portsmouth Cathedral, The Round and Square Towers, the newly developed Hot Walls and Sir Ben Ainsley's home for America's Cup racing. Portsmouth Harbour Railway Station, Southsea seafront and Gunwharf Quays are all within an easy reach as is Portsmouth Historic Dockyard with its wealth of maritime history. The property is also well-placed for some of the areas most highly regarded private schools including Portsmouth Grammar, Girls High School, St Johns College and Mayville High School and there are good road links to London, Southampton and Chichester nearby.

## Directions

From our office in Emsworth travel to Portsmouth via the A27/M27 and M275. At the end of the M275 follow the A3 in the direction of Portsmouth Anglican Cathedral, the Square Tower and the Royal Garrison Church. After the cathedral and just before reaching the shoreline the property will be found on the left hand side on the corner of High Street and Grand Parade.

