

# PEMBROKE CLOSE

OLD PORTSMOUTH | HAMPSHIRE | PO1 2NX



£545,000

Freehold

- Four/Five Bedroom End of Terrace Town House
- Requiring Complete Refurbishment
- Fabulous Location in Old Portsmouth
- Short Walk to Shopping Precinct & Waterfront
- Two Main Reception Rooms : Kitchen/Breakfast
- Family Bathroom plus Ground Floor Cloakroom
- Enclosed Rear Garden with Side Access Gate
- Great Potential : No Forward Chain



## In Brief

We have pleasure in offering a **UNIQUE** opportunity to purchase an end of terrace town house situated in an **ENVIABLE** setting in Old Portsmouth and perfectly located within a short walk of Portsmouth Cathedral, The Hot Walls, Spice Island, **WATERFRONT**, excellent private schooling and the main shopping precinct found at Palmerston Road.

Requiring complete refurbishment, this very **DECEPTIVE** house of almost 1,700 sq.ft (155.6 sq.m) spanning three floors comprises; entrance lobby, reception hall, cloakroom, separate living and dining rooms plus a 14'1 x 10'2 kitchen/breakfast room on the ground floor. The first and second floors provide a good degree of **FLEXIBILITY** with three bedrooms (16'4 x 13'4 master bedroom) and family bathroom on the first floor plus an additional two bedrooms or one bedroom plus study on the second floor, one leading to a **SOUTHERLY** facing balcony with a sea view.

Externally, there is a side gate access to an enclosed paved garden. With no forward chain, excellent location and **GREAT** potential for buyers looking to design their own home, we would strongly recommend your earliest viewing.

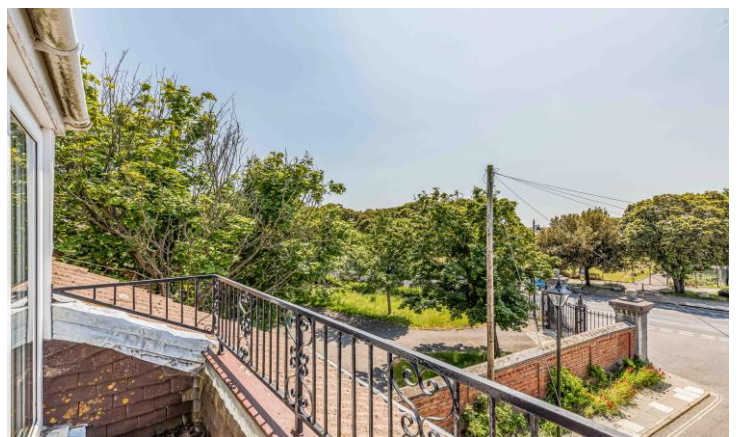
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### KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'



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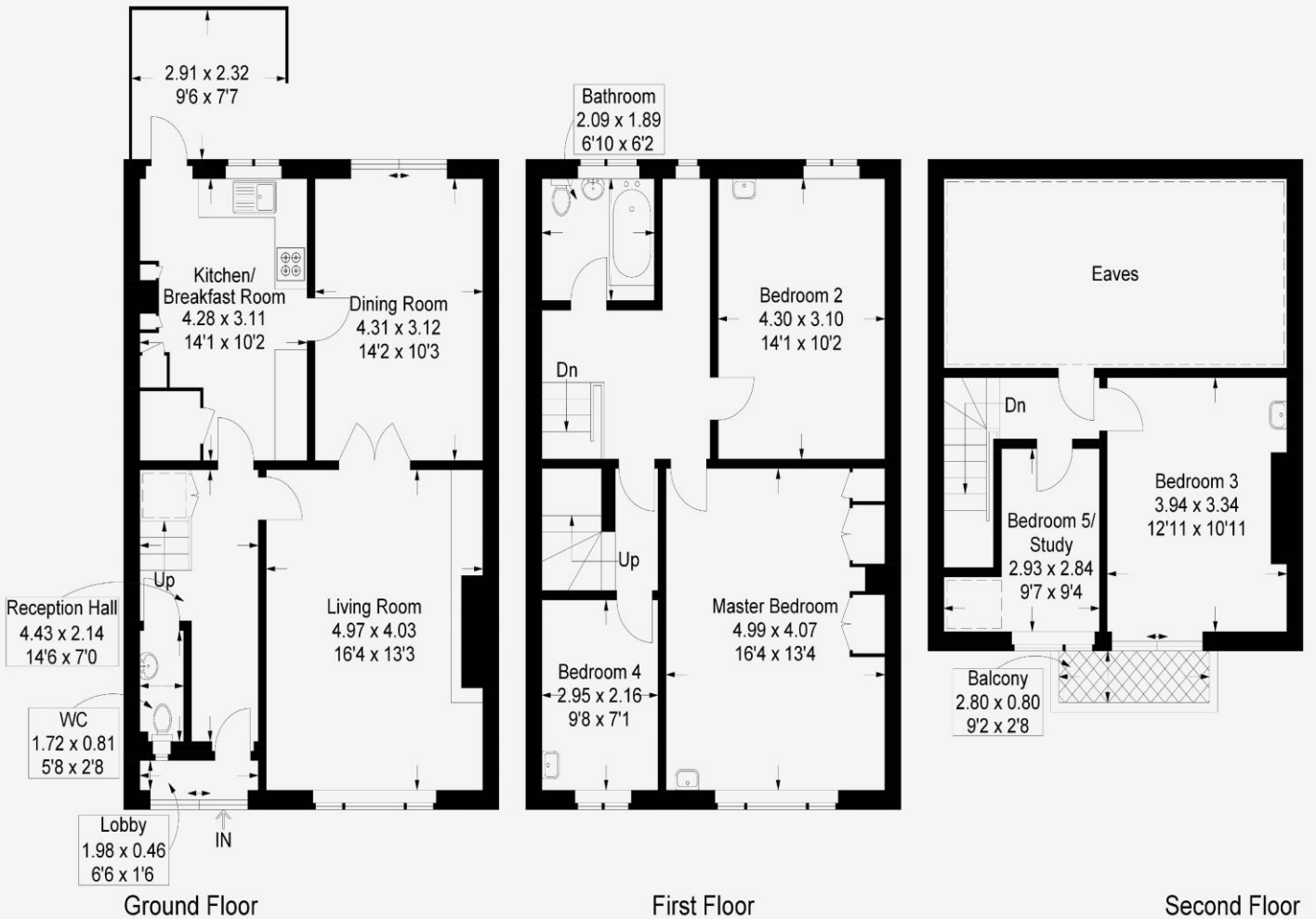
## Pembroke Close, Old Portsmouth

Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 19.1 sq m / 205 sq ft

Total = 174.7 sq m / 1880 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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