

# BATTERY ROW

OLD PORTSMOUTH | PO1 2ND



## OFFERS IN EXCESS OF £500,000 Freehold

- Charming Landmark Home in Old Portsmouth
- Conservation Area within Yards of the Foreshore
- Views over The Solent towards the Isle of Wight
- Three Bedrooms plus Two Luxury Bath/Shower Rooms
- 18'5 x 14'3 Second Floor Living Room : Two Balconies
- Kitchen/Breakfast Room with Integrated Appliances
- Gas Central Heating & Underfloor Heating
- No Forward Chain : Early Viewing Strongly Advised



## In Brief

We have pleasure in marketing for sale this **CHARMING** landmark residence situated on the corner of a historical cobbled lane within the **CONSERVATION** cathedral city of Old Portsmouth.

Located in an area of architectural importance overlooking the 15th century Grade II listed Square Tower and just yards from the **FORESHORE**, Victoria House enjoys dual aspect views along Broad Street to the west and The Solent & Isle of Wight to the south. Local hosteries, the Hot Walls (beach), cafes, Camber Dock and the Millennium Walk to the Marina shopping and leisure complex of Gunwharf Quays are all within a short walk making this the **PERFECT** destination to reside.

Occupying five floors at approximately 1,100 sq.ft (102.2 sq.m), the accommodation features a well fitted kitchen/breakfast room on the lower ground floor, bedroom with 'Jack & Jill' bathroom at ground floor level, the master bedroom with very impressive **LUXURY** shower/wet room on the first floor, an 18ft x 14ft second floor living room with **TWO BALCONIES** and views over The Solent plus a third bedroom in the converted roof space.

Internal viewing is strongly recommended to fully appreciate both the location setting and accommodation on offer with no forward chain.

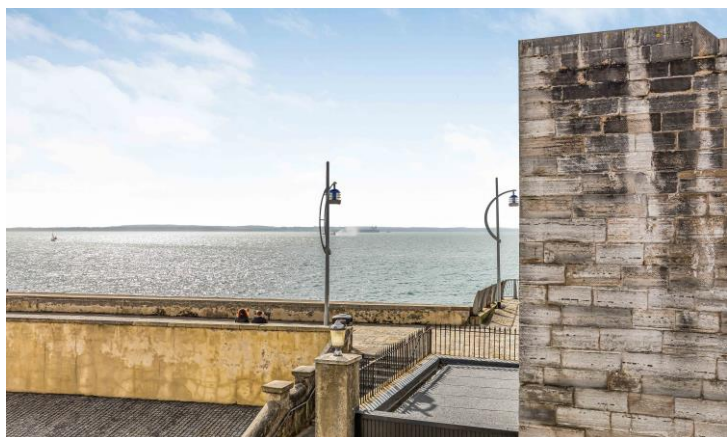
Offers in Excess of £500,000

## KEY FACTS

**TENURE:** Freehold

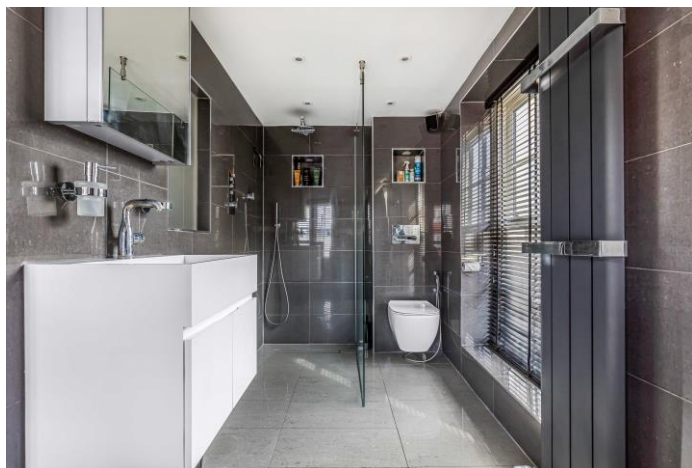
**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'F'



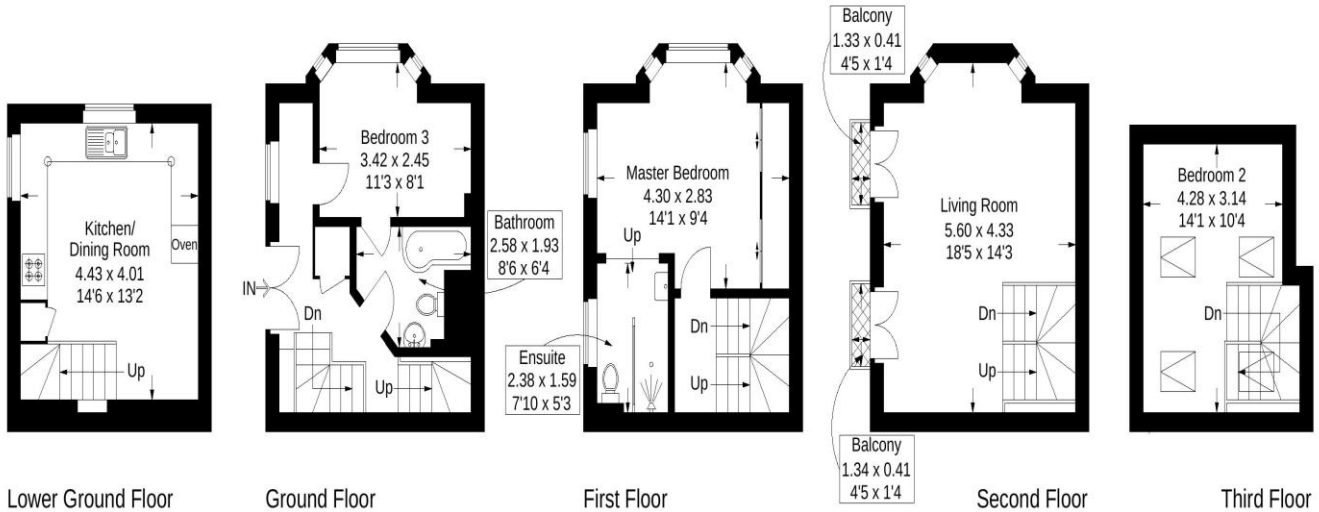
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### Battery Row, Old Portsmouth

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



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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