



BROAD STREET
OLD PORTSMOUTH | PO1 2GL

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Leasehold – Share of
Freehold

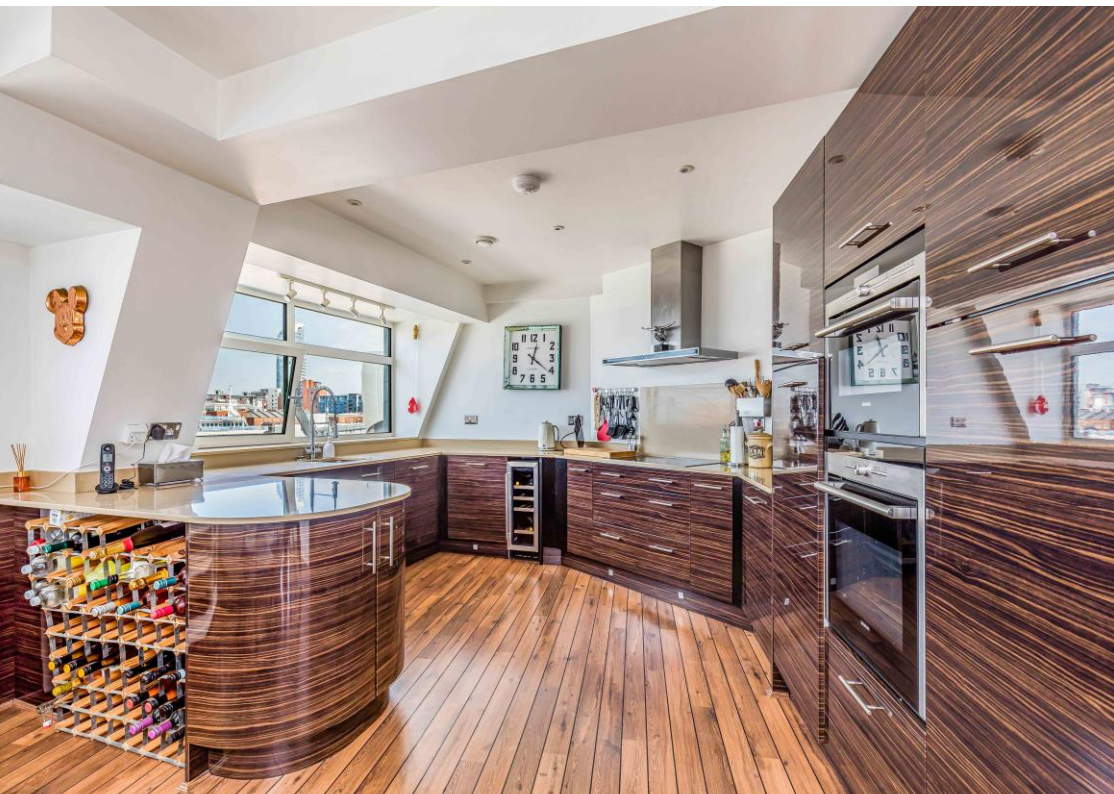
Guide Price

£1,000,000

In Brief

- Fabulous Penthouse Apartment
- Impressive Two-Tier Roof Terrace
- Magnificent 360-Degree Sea & Cityscape Views
- Three Bedrooms plus Three Bath/Shower Rooms
- 35ft x 25ft L-Shaped Open Plan Living Room
- Comprehensively Fitted Kitchen/Breakfast Area
- Lovely 21ft x 12ft Sun/Day Room with Terrace Access
- Underfloor Heating and Double Glazing Throughout
- Secure Gated Parking and Useful Lock-Up Store





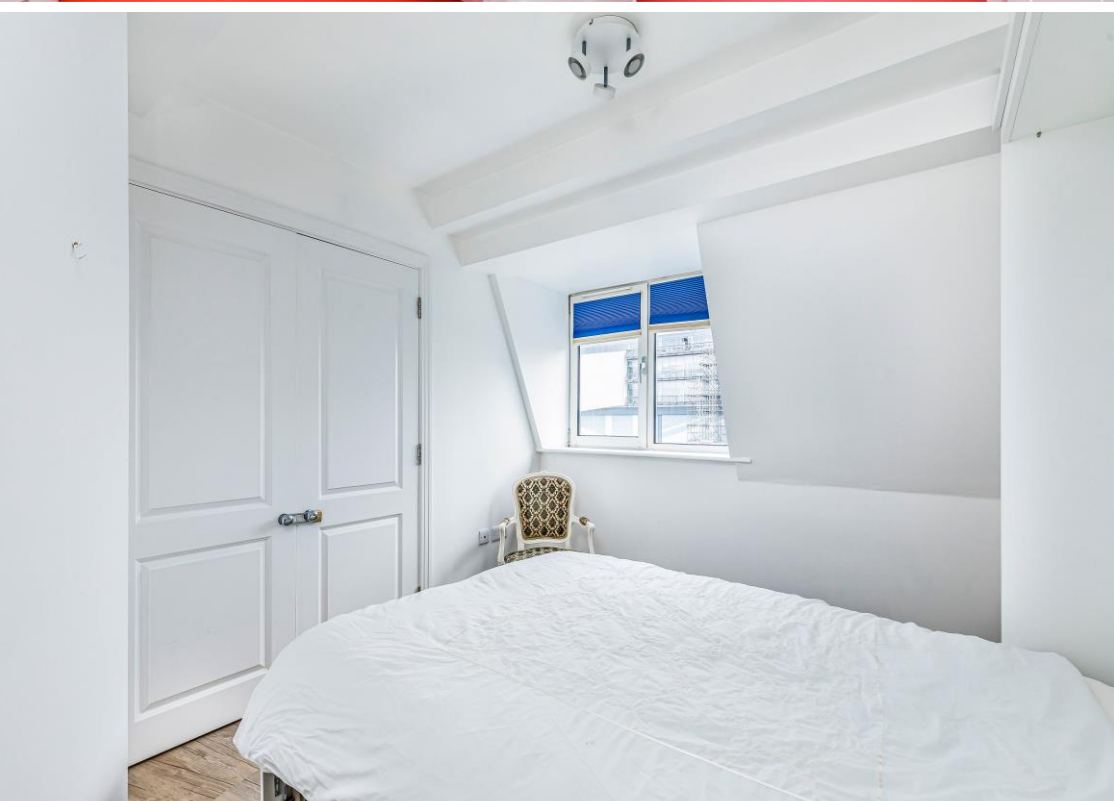


The Property

We have pleasure in marketing for sale this stunning Penthouse apartment situated on the top floor of this superbly renovated Art Deco building located in an enviable setting on Spice Island within the conservation city of Old Portsmouth. Featuring two large outdoor roof terraces perfect for Al-Fresco dining and entertaining, you will find some of the finest views across Portsmouth Harbour, The Solent and Isle of Wight as well as a fabulous 23ft x 12ft upper terrace with a wonderful 360-degree scene over the roof tops of Spice Island, the iconic 170-meter Spinnaker Tower and the Camber Dock Marina. Living in this part of the city is very much about lifestyle with its fine coastal and nautical theme as well as an area steeped in history as far back as the 15th century including fortifications built during the reign of Henry VII. A short stroll via the nearby Millennium Walk will lead you to the fashionable Gunwharf Quays development with its numerous designer shops, leisure facilities and the many excellent cafes, bars and restaurants. For those needing a regular commute to London (Waterloo) or the Isle of Wight, both rail and ferry services will be found close by.

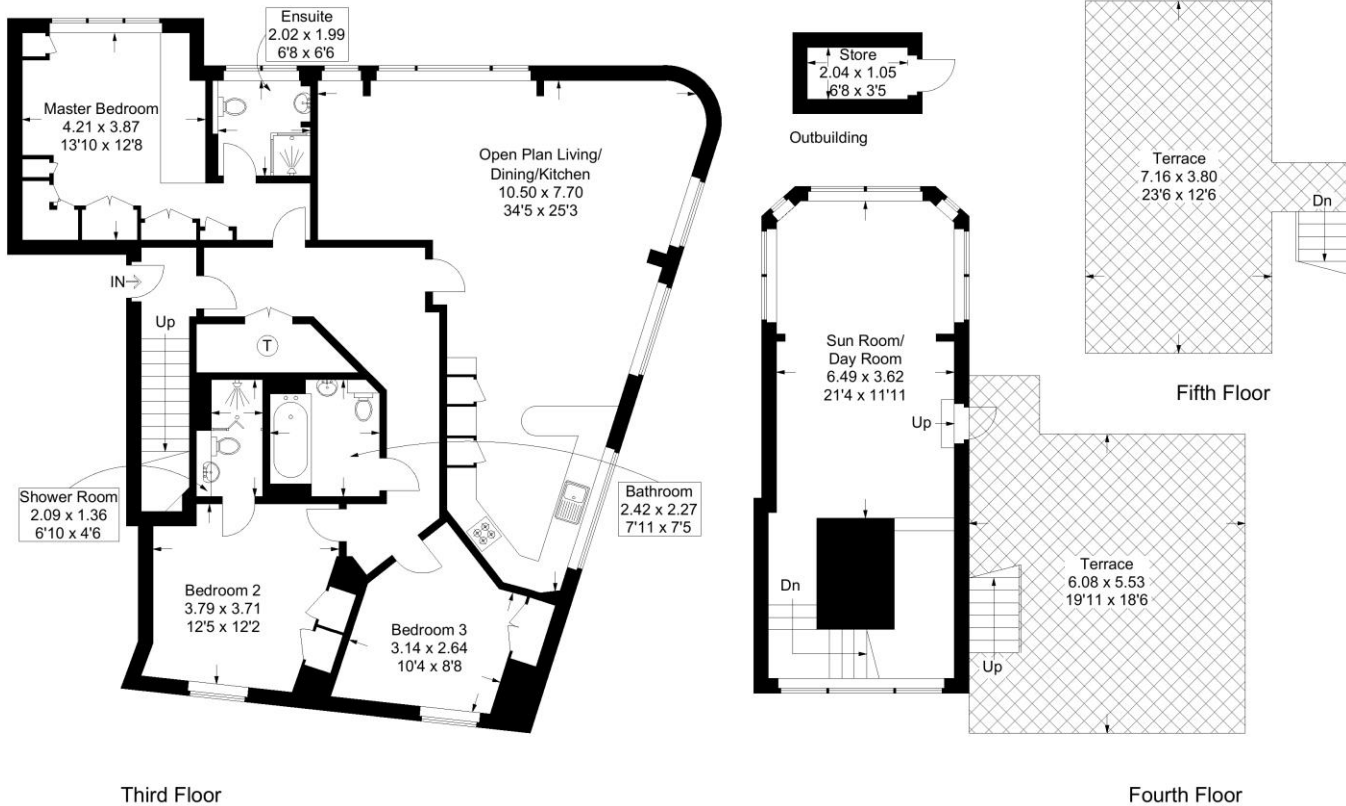
The beautiful communal reception has lift service taking you to the third floor where you will find an entrance lobby with stairs to the upper sunroom and terraces while an inner hallway leads to the main accommodation comprising; a large open plan living/dining room and comprehensive kitchen/breakfast area complete with a range of integrated appliances. There are three double bedrooms, the master well fitted with a range of built-in furniture and en-suite shower room while bedroom two also benefits from an en-suite. Bedroom three comes with a fold-away double bed which enables the room to become an occasional guest room across the hall from the principal bathroom. Externally, there is a secure gated parking bay and useful utility/cycle store. The apartment also comes with electric under floor heating and double glazing throughout.





Quay House, Broad Street, Old Portsmouth

Approximate Gross Internal Area = 160.4 sq m / 1727 sq ft
 Outbuilding = 1.5 sq m / 16 sq ft
 Total = 161.9 sq m / 1743 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.



AGENTS NOTES

TENURE: Leasehold – Share of Freehold
TERM: 999 years from 1st January 2012
GROUND RENT: None
SERVICE CHARGE: £4,165.90 to 31/12/23
EPC RATING: 'C'
COUNCIL TAX BAND: 'F'

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|--|---|--|--|---|---|
| 7/9 Stanley Street,
Southsea PO5 2DS
Sales Tel – 023 9281 5221
Lettings Tel – 023 9282 2400 | 12 Marmion Road,
Southsea PO5 2BA
Tel - 023 9282 2300 | The Seagull, 13 Broad Street,
Old Portsmouth PO1 2JD
Sales Tel - 023 9235 5366
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Drayton PO6 2AA
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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.