

HIGH STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2HH



£795,000
FREEHOLD

- Stunning Five Bedroom Town House
- Fabulous Location Close to Historic Waterfront
- Magnificent Roof Terrace with 360 Degree Views
- Extended Accommodation of 1,500 sq.ft (139 sq.m)
- Impressive Open Plan Living/Dining Room
- Lovely Kitchen/Breakfast Room with Integrated Appliances
- Double Glazed Conservatory : Two Bath/Shower Rooms
- Enclosed Courtyard Garden with Access to Garage





In Brief

We have pleasure in marketing for sale this **OUTSTANDING TOWN HOUSE** situated in a fabulous location within the highly requested City of Old Portsmouth **CONSERVATION AREA** just a few hundred yards from the historic waterfront, Hotwalls art studios, Spice Island and the leisure/shopping facilities of Gunwharf Quays. Excellent schooling found at Portsmouth Grammar and High School for girls will be a short walk while transport links to London (Waterloo) and ferry crossings to the Isle of Wight are also close by.

Beautifully presented throughout, the versatile layout features **FOUR/FIVE BEDROOMS**, luxury bath and shower rooms plus an impressive **OPEN PLAN** living/dining room, excellent fitted kitchen/breakfast room complete with a range of integrated appliances and a new double glazed conservatory.

From the top floor landing there is access to a fantastic composite decked 28ft x 18ft **ROOF TERRACE** via an electronic skylight offering panoramic 360 degree **SEA VIEWS** and **AI Fresco** facility dining/entertaining.

There is an enclosed courtyard garden with access to a single garage. Internal viewing a must!

£795,000

KEY FACTS

TENURE: Freehold

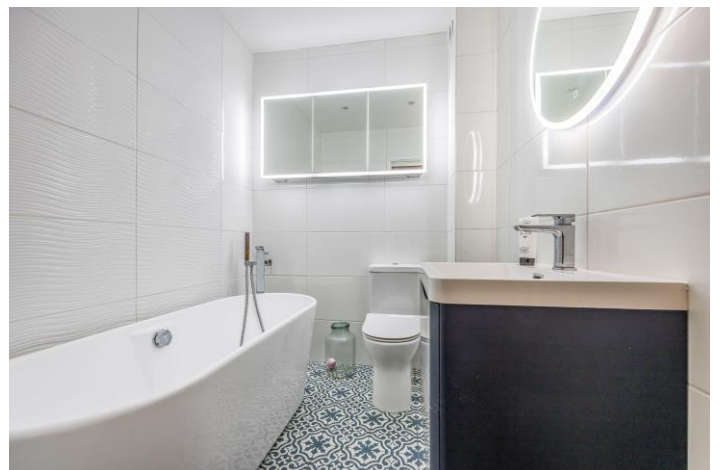
EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



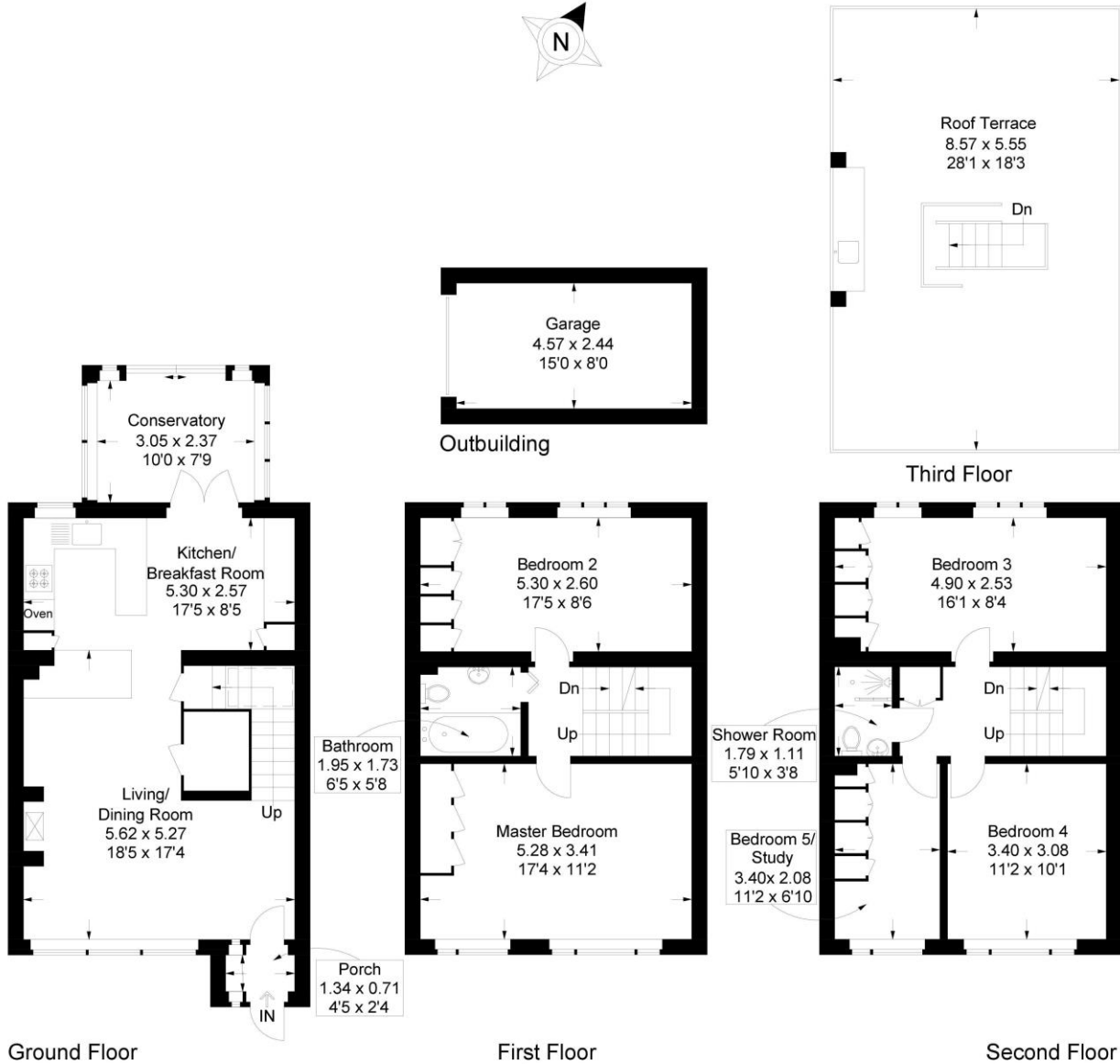
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High Street, Old Portsmouth

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft
 Outbuilding = 11.5 sq m / 124 sq ft
 Total = 150.9 sq m / 1624 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.

Southsea
 Sales & Lettings
 7/9 Stanley Street,
 Southsea, PO5 2DS
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
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 The Seagull, 13 Broad Street,
 Old Portsmouth, PO1 2JD
 Tel: 023 9281 5221

Drayton & Out of Town
 Sales & Lettings
 139 Havant Road,
 Drayton, PO6 2AA
 Tel: 023 9221 0101

London
 Sales & Lettings
 Mayfair Office, Cashel House,
 15 Thayer Street, W1U 3JT
 Tel: 0870 112 7099

Southsea
 Admin Centre
 12 Marnion Road,
 Southsea, PO5 2BA
 Tel: 023 9282 2300

www.fryandkent.com