

# FLAGSHIP HOUSE

36 ST. THOMAS'S STREET | OLD PORTSMOUTH | PO1 2EZ



£590,000

Freehold

- Extensively Renovated 18th Century Townhouse
- Grade II Listed close to Cathedral & Fishing Port
- Open Plan Lounge/Luxury Kitchen/Dining Area
- Basement Level : Study : Utility Room : Cloakroom
- Master Bedroom Suite with Dressing Area
- Wealth of Period Style and Original Features
- Enclosed Courtyard to Rear of Property
- Outstanding Luxury Renovation





### In Brief

We have pleasure in marketing for sale this **OUTSTANDING** Grade II listed townhouse, situated in one of Old Portsmouth's most popular locations just a short walk from not just the **HISTORIC** Cathedral but also the fishing port of Camber Dock, Hot Walls studios and renowned marina complex at Gunwharf Quays. The property has been extensively and sympathetically renovated to its current high standard featuring a **LUXURY** fitted kitchen, bathroom and cloakroom. The **VERSATILE** accommodation is currently enjoyed as two bedrooms including the **MASTER SUITE** with further potential for the study on the lower ground floor to be also utilised as an additional bedroom. The layout comprises; entrance lobby with door to the **OPEN PLAN** living/kitchen/dining areas with feature fireplace, solid wooden flooring, stairs to the first and lower ground floors. The kitchen area boasts an **EXTENSIVE** range of contemporary fitted cabinets including integrated appliances with space for dining table lit by a **SKY LANTERN** and glazed doors opening onto the courtyard garden. On the first floor there is a luxury fitted bathroom suite with underfloor heating and a bedroom with feature **EXPOSED** brickwork currently used as an additional sitting room. On the Top floor there is a master bedroom suite with **DRESSING AREA** and dual aspect windows easily portioned to create an additional bedroom if required. There are handsome views from the front window towards the iconic Spinnaker Tower and Old Portsmouth skyline. The lower ground floor provides a **STUDY** with front aspect window, separate utility room and separate cloakroom. Externally there is private courtyard laid to patio perfect for those balmy summer evenings.

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### KEY FACTS

**TENURE:** Freehold

**EPC RATING:** Exempt - Grade II Listed

**COUNCIL TAX BAND:** 'F'





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## Flagship House, St Thomas Street, Old Portsmouth

Approximate Gross Internal Area = 116.2 sq m / 1251 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 116.7 sq m / 1256 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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