

# BROAD STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2JE



£799,995  
Freehold

- Fine Grade II Listed Georgian Town House
- Wonderful Location with Panoramic Sea Views
- Highly Requested Conservation Area : No Chain
- Versatile Three/Four Bedroom/Two Bathroom Layout
- Impressive 31ft x 12ft Open Plan Kitchen/Diner
- Top Floor Reception/4th Bedroom with Roof Terrace
- Gas Central Heating (Underfloor Heating to Ground Floor)
- Rear Courtyard Style Garden with Side Access Gate





## In Brief

We are delighted to market for sale this fine Grade II Listed **GEORGIAN TOWN HOUSE** situated within the highly requested conservation city of Old Portsmouth overlooking the historic Hot Walls Art Studios and being offered with **NO FORWARD CHAIN**.

This **PERFECT** setting also provides a choice of cafes, bars and restaurants just a stroll way along with the marina & leisure complex of Gunwharf Quays, Portsmouth Cathedral and the renowned Portsmouth Grammar School.

At over 1,400 sq.ft (131.7 sq.m) spanning four floors, **SUPERB SOUTHERLY VIEWS** over the The Solent, harbour entrance and Isle of Wight can be enjoyed from the top floor family/guest/4th bedroom and roof terrace while the **VERSATILE** accommodation comprises; 31ft x 12ft open plan dining and kitchen with double doors leading to an enclosed courtyard style garden with w.c and side gate access. Once on the first floor, you will find a living room with **OAK** flooring and feature bay window overlooking the Hot Walls and art studios together with a fitted study or bedroom plus the main bathroom with four-piece suite. The second floor includes the master bedroom and a second bedroom with **EN-SUITE** shower room.

Viewing of this unique home in a highly desirable location is strongly recommended.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** Exempt (As Grade II Listed)

**COUNCIL TAX BAND:** 'E'



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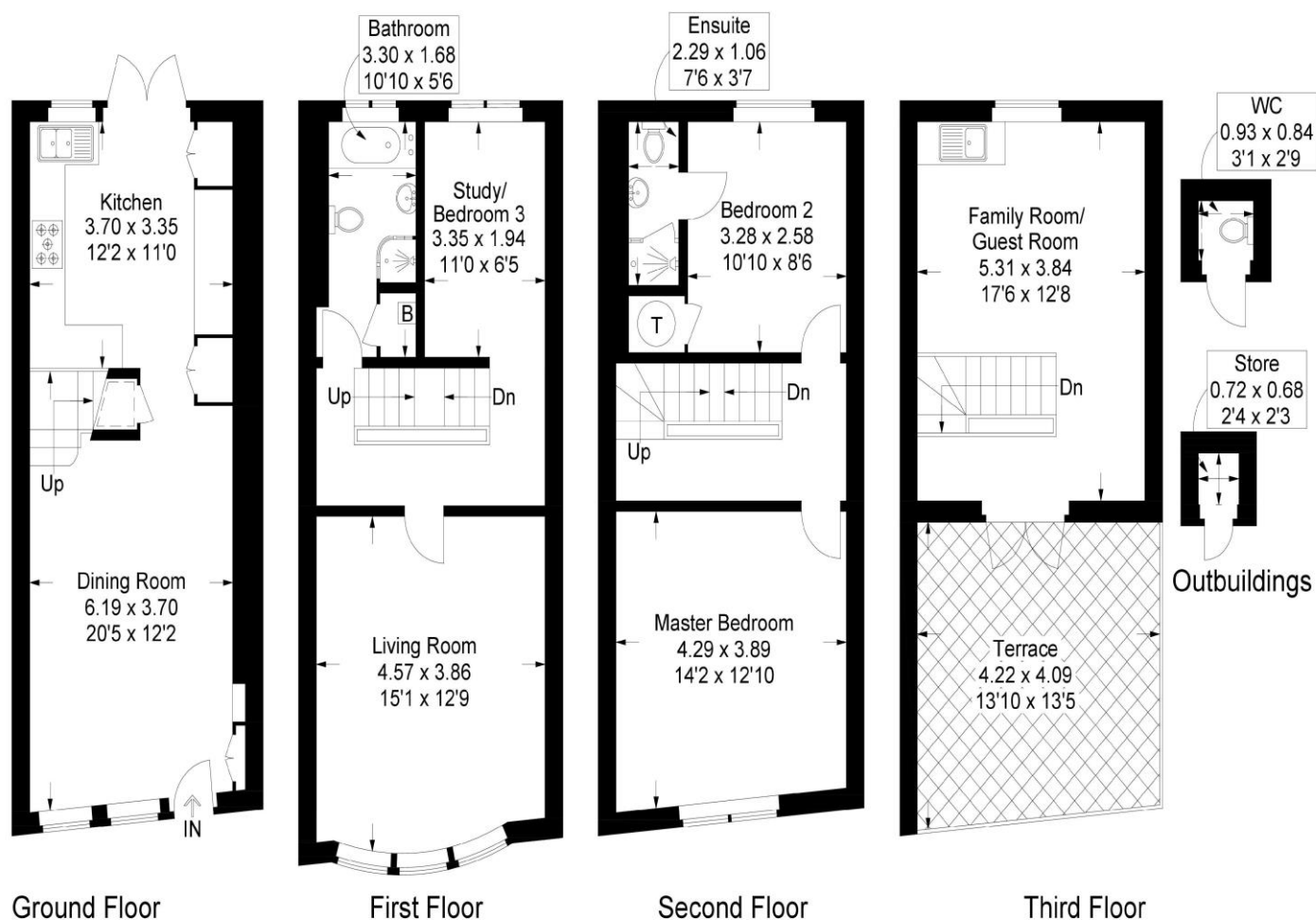


## Broad Street, Old Portsmouth

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft

Outbuildings = 1.5 sq m / 16 sq ft

Total = 133.2 sq m / 1434 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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