

# ST. THOMAS'S STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2EZ



£695,000  
Freehold

- Unique Grade II Listed Residence
- Highly Requested Conservation Area
- Short Walk to Spice Island & Waterfront
- Three Bedrooms : Master Bedroom with En-Suite
- Elegant Drawing Room : Separate Dining Room
- 17ft x 13ft Fitted Kitchen/Breakfast Room
- Multi-use Study/Hobby Room with Roof Lantern
- Delightful Courtyard Garden : Garage : Carport







## In Brief

A unique early-mid 1800s Grade II Listed residence in the conservation area of Old Portsmouth. It is walking distance to schools, train stations, restaurants, the waterfront and Gunwharf Quays.

Originally a bank, it was converted to a dwelling in the 1970s and now provides over 1,500 sq.ft (144 sq.m) of accommodation spanning three floors.

Approached via stone steps and railings, the upper ground floor accommodation comprises: an elegant 19ft x 14ft drawing room with two feature arched sash windows; the master bedroom with en suite shower room; and family bathroom. Stairs lead down to the lower ground floor comprising: a spacious kitchen/breakfast room; separate dining room; useful store room; and rear lobby with utility area leading to the private two-tier courtyard garden. In between floors is a versatile study/hobby room/guest bedroom with a feature double glazed roof lantern. On the top floor are two further bedrooms plus w.c and wash basin.

There is a gated drive-through carport to the rear which leads to a single garage with inspection pit and private door access to the garden.

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## KEY FACTS

TENURE: Freehold

EPC RATING: Exempt (As Grade II Listed)

COUNCIL RAX BAND: 'F'





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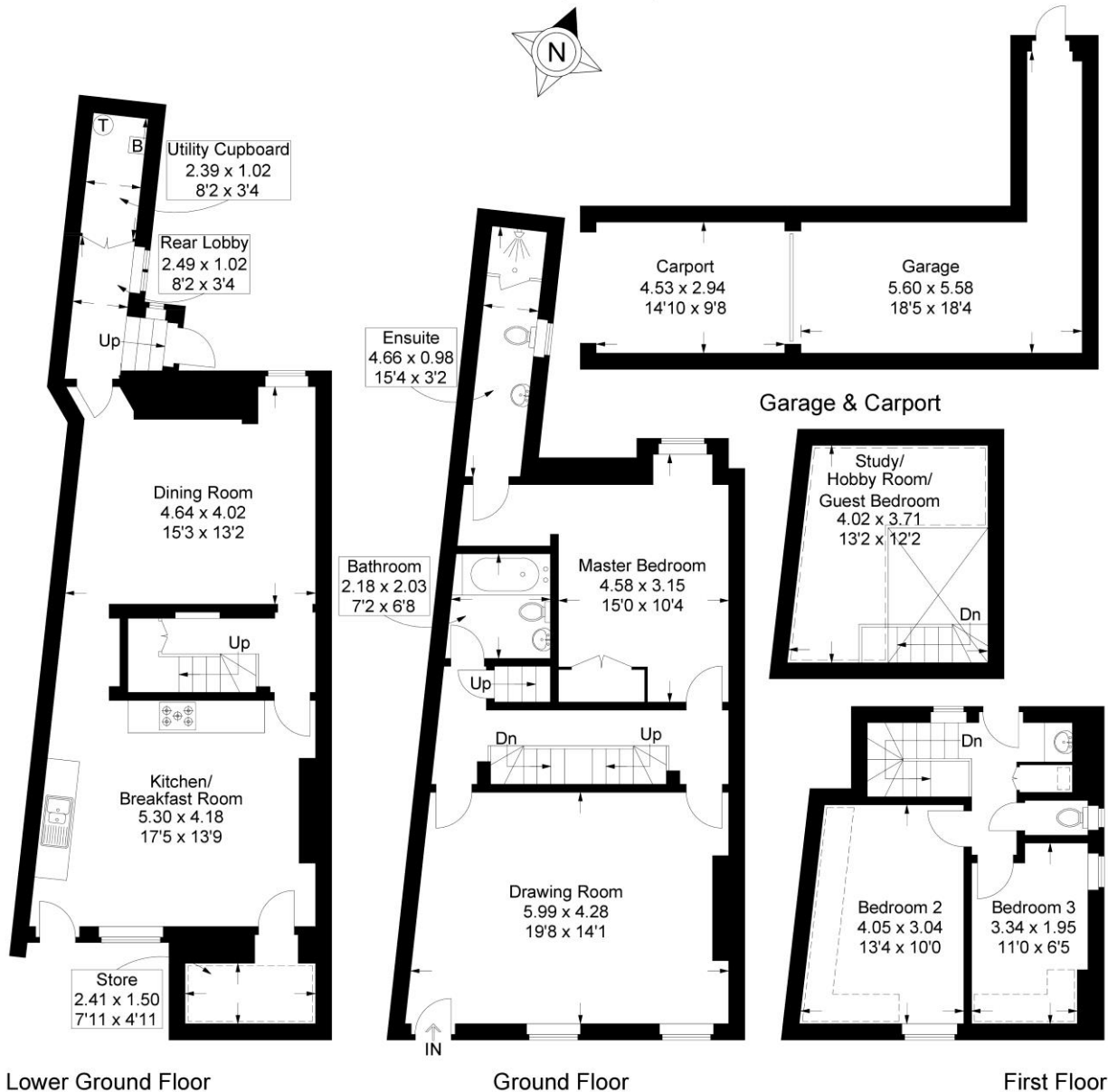
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### St. Thomas's Street, Old Portsmouth

Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft  
 Garage & Carport = 30.5 sq m / 328 sq ft  
 Total = 174.7 sq m / 1880 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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