

3 SPICE ISLAND HOUSE

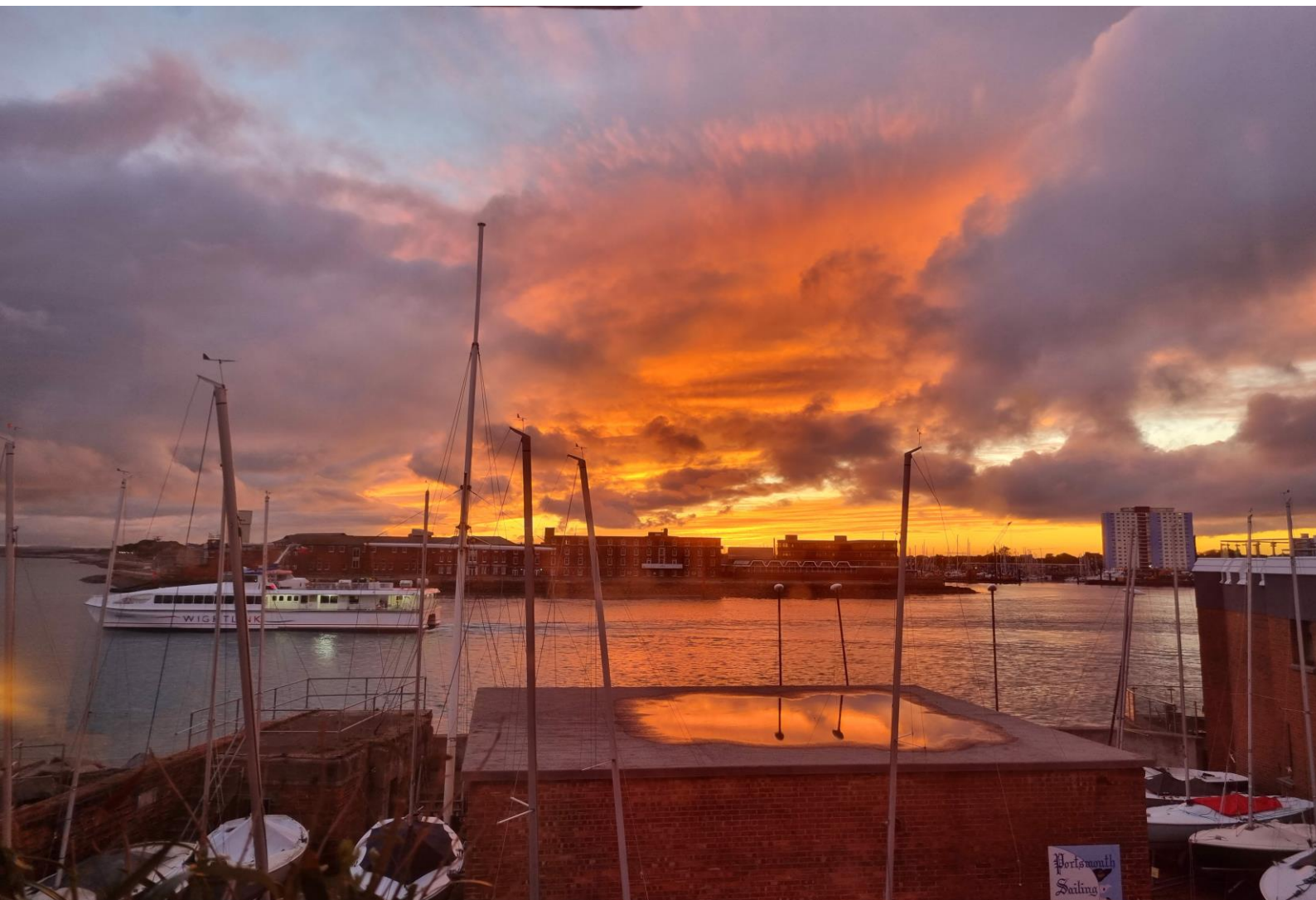
BROAD STREET | PORTSMOUTH | PO1 2JD



£450,000
Leasehold

- Two Bedroom Second Floor Apartment
- Outstanding Harbour & Solent Views
- Balcony Accessed Via Lounge Door
- Heart Of Old Portsmouth Location
- Offered For Sale With No Onward Chain
- Allocated Parking Space
- Block Benefits From Lift Service
- Viewing Highly Recommended





In Brief

We are delighted to offer for sale this contemporary second floor apartment offering extensive views of the Harbour Entrance, Eastern Solent and Isle of Wight beyond. Situated in Broad Street, a desirable location within the Old Portsmouth Conservation Area, having the Hot Walls and Spice Island on the doorstep and being close to the seafront, Gunwharf Quays, Portsmouth Cathedral plus excellent transport links including the bus and train station at The Hard. The property is approached via a communal entrance with lift and stair access to all floors. Internally, the accommodation comprises an entrance hall with secure entry intercom system, living dining room with large windows and sliding doors opening to the balcony, modern fitted gallery style kitchen, master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes, plus a modern bathroom. Externally the enclosed and private balcony offers stunning sea views across the harbour and provides perfect space for a small bistro set from which to enjoy a coffee and cake or an evening glass whilst watching the boats. This property also benefits from having an allocated off road parking space accessed through secure gates, plus the availability of residents parking permits. Viewings are a must to appreciate the location and style of this beautifully presented apartment, offered with no forward chain.

£450,000

KEY FACTS

TENURE: Leasehold

TERM: 132 Years remaining

SERVICE CHARGE: £2672.40 PA 24/12/24

COUNCIL TAX: Band D



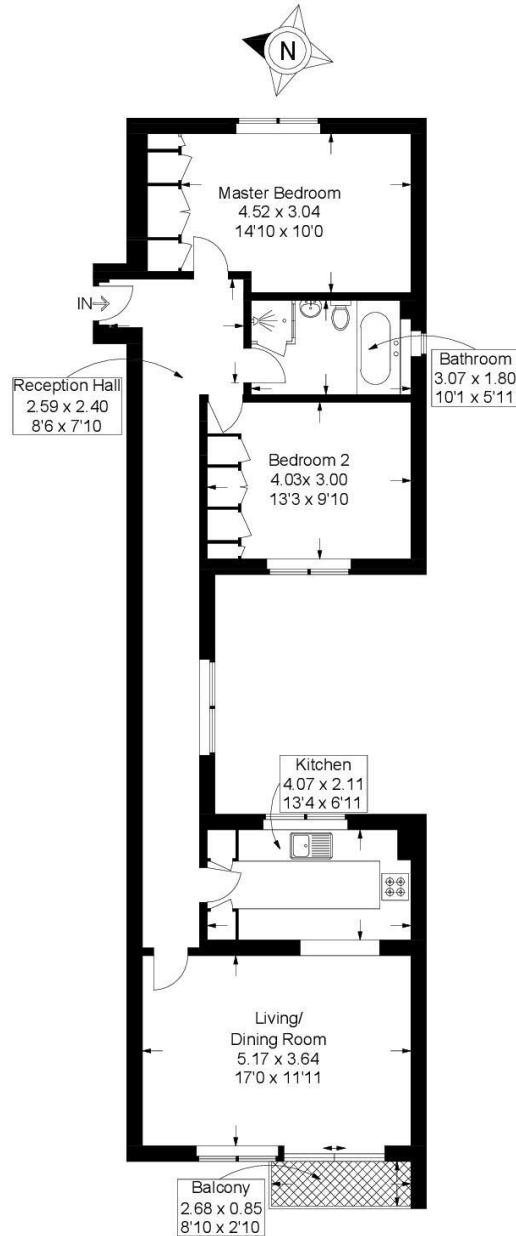
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Spice Island House, Broad Street, Old Portsmouth

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Second Floor

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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7/9 Stanley Street,
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