

# 13 WARBLINGTON COURT

WARBLINGTON STREET | OLD PORTSMOUTH | PO1 2HL



£239,950  
Freehold

A one bedroom terrace house, which is in need of updating. Situated within a requested conservation area just a short walk to The Camber Dock, Spice Island and the marina & leisure complex of Gunwharf Quays with ferry crossing to the Isle of Wight and main line railway service to London (Waterloo). Accommodation including, living Room, kitchen, bedroom, bathroom, outside a front garden and allocated parking. Offered to the market with no onward chain.

- A Short Walk to Gunwharf Quays
- One Double Bedroom
- Living Room
- Kitchen
- Bathroom
- Front garden
- Allocated Parking
- No Onward Chain



**KEY FACTS**

TENURE: Freehold

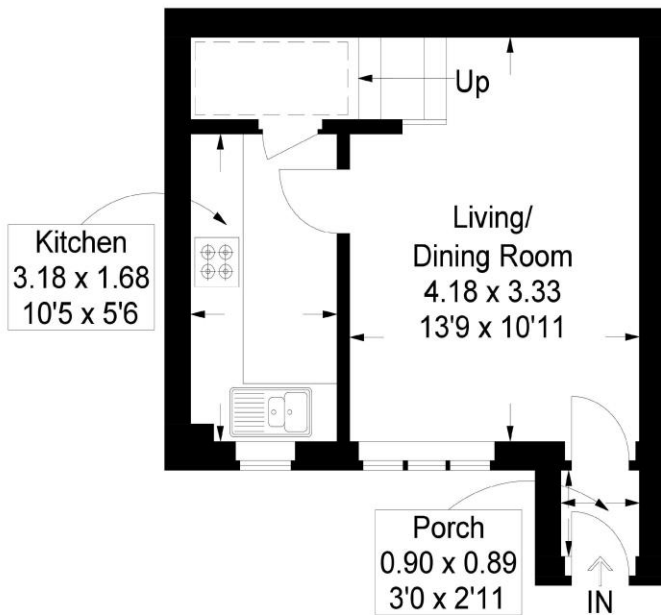
EPC: TBC

COUNCIL TAX BAND: B

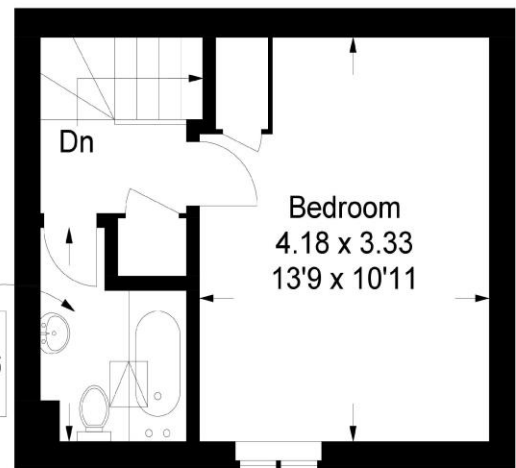


# Warblington Court, Warblington Street, Old Portsmouth

Approximate Gross Internal Area = 43 sq m / 463 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 1.3 sq m / 14 sq ft  
Total = 44.3 sq m / 477 sq ft



Ground Floor



First Floor

= 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  
Sales & Lettings  
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



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

