

# CAMBER PLACE

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TZ



£685,000  
Leasehold

- Outstanding Old Portsmouth Location
- Short Distance From Hot Walls & Cathedral
- Three Bedroom Contemporary Townhouse
- Master Bedroom With En-suite Shower Room
- Off Road Car Parking & Integral Garage
- Terrace Opening onto Communal Garden
- Downstairs Cloakroom & Family Bathroom
- Early Possession Available No Forward Chain





## In Brief

We are pleased to offer for sale this three bedroom Modern Townhouse located in the heart of Old Portsmouth, which is being offered with no forward chain. The property is conveniently located within walking distance of the 'Hot Walls', Gunwharf Quays Retail Outlet Shopping Centre, and Portsmouth Harbour Train Station, which links the city to London. In addition, the Prestigious Portsmouth Grammar School and Camber Dock Yacht Harbour can be found on your doorstep.

The internal accommodation has been tastefully decorated throughout and is arranged over three floors, whilst benefitting from an integral Garage. Internally on the ground floor the accommodation comprises a Kitchen Breakfast Room with range of eye and base level units and doors opening onto terrace and views across the Communal gardens to the Camber Dock and Spinnaker Tower. The first floor comprises of a Spacious Sitting Room with double doors leading into the Dining Room, and Bedroom three. The top floor boasts two good sized bedrooms with an ensuite to the Master Bedroom and a separate Family Bathroom. The property further benefits from Double Glazing and Gas Central Heating throughout. Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£685,000

## KEY FACTS

TENURE: Leasehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'F'



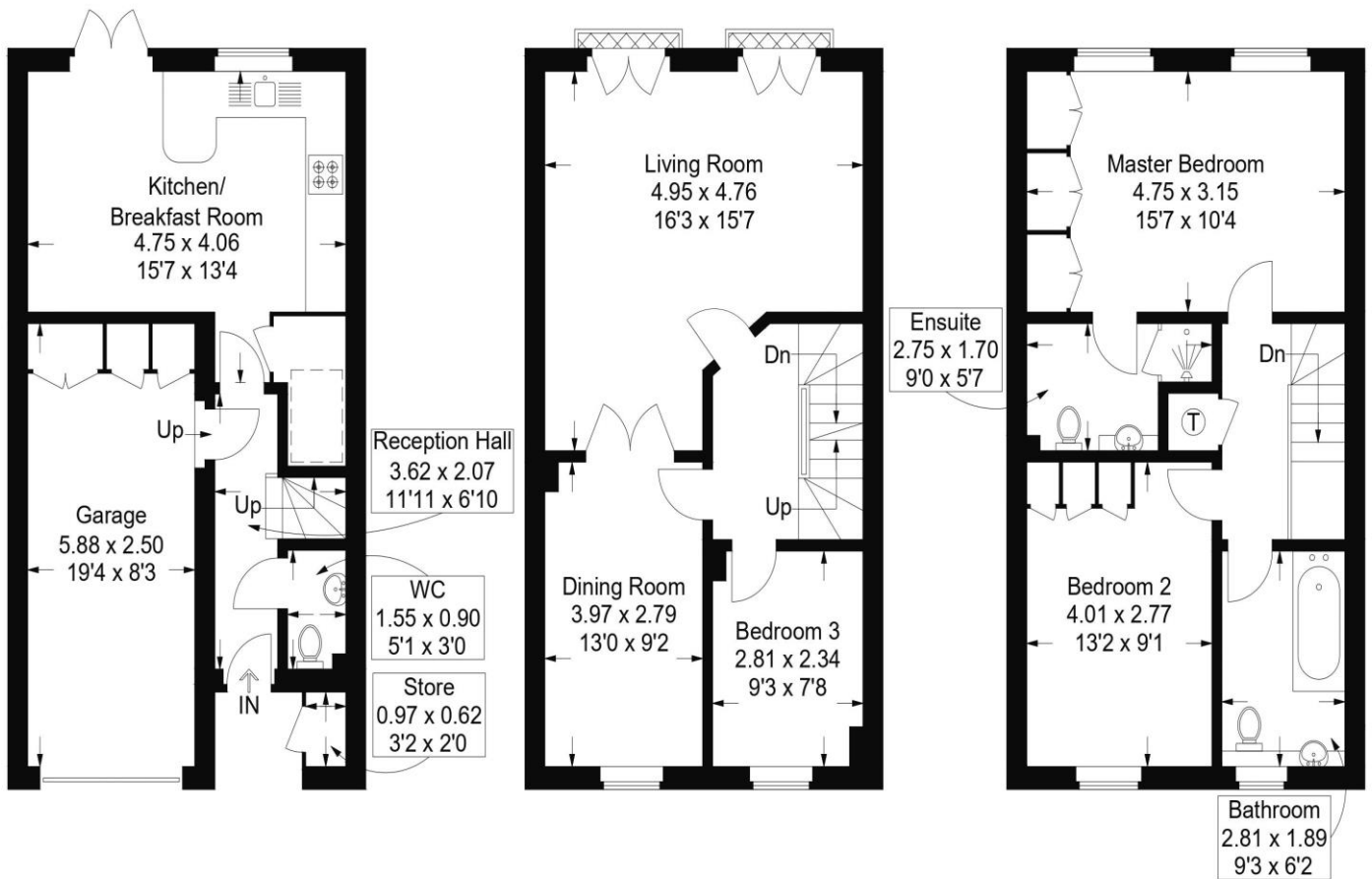
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## Camber Place, Old Portsmouth

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.9 sq m / 10 sq ft  
 Total = 128.7 sq m / 1386 sq ft



Ground Floor

First Floor

Second 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.

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