

PRINCES HOUSE

32 KINGS TERRACE | SOUTHSEA | PO5 3AR



£499,995

Share of Freehold

- Spacious 2,300 sq. ft Hall Floor Apartment
- Versatile layout with up to five double bedrooms
- Generous Principal Bedroom
- Contemporary Open-Plan Kitchen & Living Area
- Three Modern Bathrooms
- Security Entrance System and Double Glazing
- Over 2,300 sq. ft Basement Studio/Storage Rooms
- Internal Viewing Recommended

**FRY &
KENT**



In Brief

Fry & Kent are delighted to offer for sale this exceptionally spacious hall floor apartment, ideally situated just off Southsea Common and within easy reach of Portsmouth University, central shopping facilities, and the seafront.

The well-planned layout includes up to five double bedrooms, three modern bathrooms, and a generous open-plan L-shaped living/dining room and kitchen. This main space features integrated appliances, a striking central island with black countertops and bar seating, and abundant natural light through large windows.

The 25 m² principal bedroom includes built-in storage and garden views, while the remaining bedrooms are equally well-proportioned and continue the modern design theme. Bathrooms are finished to a high standard, heated towel rails, and a mix of bathtubs and glass-enclosed showers. A separate utility/laundry room adds further convenience.

The property also includes four impressive basement rooms – exceeding 2,300 sq. ft – with natural light and rear access, ideal for use as studios, hobby rooms, or workshops. A separate storeroom and shower/cloakroom complete the lower level.

Combining historic character with modern elegance, this outstanding apartment is perfect for family living and entertaining. Internal viewing is highly recommended to appreciate the scale, flexibility, and prime location of this unique home.

£499,995

KEY FACTS

TENURE: Share of Freehold

LEASE LENGTH: 125 Years from 1996 – 95 years remaining

SERVICE CHARGES: £3,849.45 per annum

GROUND RENT: N/A

EPC RATING: D

COUNCIL TAX BAND: C



PRINCES HOUSE

32 KINGS TERRACE | SOUTHSEA | PO5 3AR



Princess House, Kings Terrace, Southsea

Approximate Gross Internal Area = 423.5 sq m / 4558 sq ft
 Outbuilding = 11.1 sq m / 120 sq ft
 Total = 434.6 sq m / 4678 sq ft



Basement

Ground 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.

Southsea Sales & Lettings
 7/9 Stanley Street,
 Southsea PO5 2DS
 Sales Tel – 023 9281 5221
 Lettings Tel – 023 9282 2400

Property Management
 12 Marmion Road,
 Southsea PO5 2BA
 Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
 The Seagull, 13 Broad Street,
 Old Portsmouth PO1 2JD
 Sales Tel - 023 9235 5366
 Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
 139 Havant Road,
 Drayton PO6 2AA
 Sales Tel – 023 9221 0101
 Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
 75B London Road,
 Waterlooville PO7 7EL
 Sales Tel – 023 92 297 788
 Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings
 Cashel House, 15 Thayer Street,
 London W1U 3JT
 Tel - 0870 112 7099
 Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

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.