

# WARBLINGTON STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2ET



£450,000  
Freehold

- Spacious Home within Old Portsmouth
- Three Bedrooms : Upstairs Bathroom
- Open Plan Kitchen/ Living : Solar Panels
- South Facing Rear Garden : Garage
- Walking Distance of Train Station with Links to London
- Gas Central Heating : Double Glazing Throughout
- Offered with No Forward Chain
- Highly Requested Gunwharf Quays on your Door Step







## In Brief

We are delighted to offer for sale this spacious three bedroom family home, which is being sold with no forward chain. The ground floor hosts the main living areas, while the upper floor, accommodates the bedrooms and bathroom. Upon entry, a bright sunroom welcomes visitors, featuring textured glass windows that allow ample natural light while maintaining privacy. The living room is the heart of the home, boasting a striking fireplace that serves as a focal point. The dining area, adjacent to the living room, is bathed in natural light from large windows overlooking the outdoor patio. The kitchen is efficiently designed with white cabinetry, providing ample storage. The downstairs further benefits from a downstairs WC and access to the south facing rear garden. Upstairs, the primary bedroom impresses with built-in wardrobes lining the walls, offering extensive storage solutions. The room is bright and airy, with a large window allowing natural light to flood the space. The bathroom is well-appointed and features a glass-block shower enclosure, adding a touch of modern design while maintaining privacy. Outside, a paved patio area provides an ideal space for outdoor relaxation or al fresco dining. The property strikes a balance between comfortable living spaces and practical amenities, making it an ideal residence for a small family or those seeking a cozy yet functional home.

£450,000

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'B'

**COUNCIL TAX BAND:** 'D'





# WARBLINGTON STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2ET

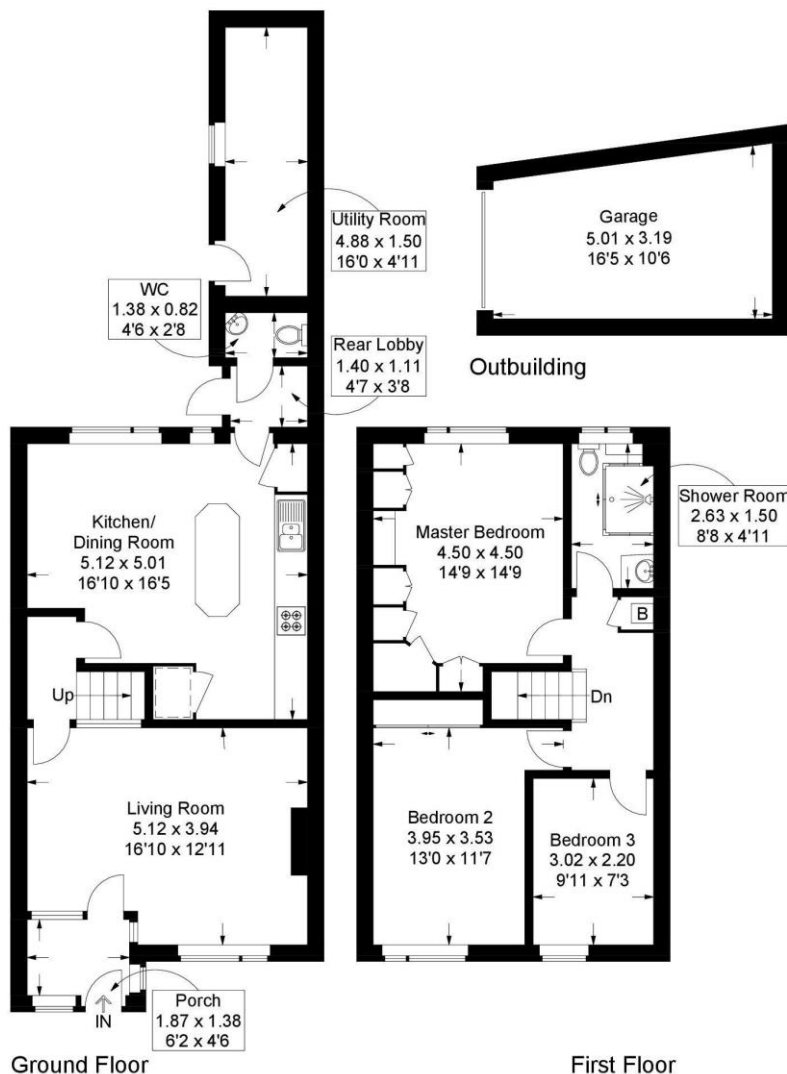


## Warblington Street, Old Portsmouth

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft

Outbuilding = 14.9 sq m / 160 sq ft

Total = 121.3 sq m / 1305 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.

**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 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)