

BROAD STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2JE



£799,950
Leasehold

- Outstanding Three Bedroom Modern Town House
- Located within Old Portsmouth
- Open Plan Living/ Kitchen with Integrated Appliances
- Three Double Bedrooms : Three Ensuites
- Integral Garage : Utility Room
- Close to Transport Links
- Private Balcony with Views
- Viewing Advised!



In Brief

This beautifully appointed three-bedroom, three bathroom townhouse is set across four elegant floors in the heart of historic Old Portsmouth. Combining contemporary design with a prime coastal location, this modern home offers spacious and versatile living just moments from the seafront, cobbled streets, and vibrant local amenities. Upon entering, you're welcomed by a stylish entrance hall leading to a flexible ground floor space, ideal for a home office, guest room, or snug with access to the garage. The first-floor houses two generously sized bedrooms, including a luxurious principal bedroom with en-suite bathroom and built-in wardrobes. Each room is thoughtfully designed to maximise space and comfort, while the contemporary bathrooms are finished to a high standard with quality fittings throughout. The second floor opens into a bright and airy open-plan living and dining area, complemented by a sleek, fully fitted kitchen with integrated appliances and modern finishes. Large windows flood the space with natural light, creating a warm and inviting atmosphere perfect for entertaining or relaxing. The top floor consists of the spacious Sitting Room with a private balcony which offers a peaceful outdoor retreat, ideal for enjoying morning coffee or evening sunsets whilst benefitting from an uninterrupted view of the Solent. Perfectly positioned to enjoy the charm and character of Old Portsmouth, this home is just a short stroll from the Camber Dock, Hotwalls Studios, Gunwharf Quays, and Southsea Common. Whether you're looking for a stylish family home, a weekend escape, or a smart investment, this townhouse offers a unique opportunity to live in one of the city's most desirable neighbourhoods.

£799,950

KEY FACTS

TENURE: Leasehold

TERM: 985 years remaining

GROUND RENT: £400.00 per annum

SERVICE CHARGE: £1,406.55 per annum

EPC RATING: 'C'

COUNCIL TAX BAND: 'F'



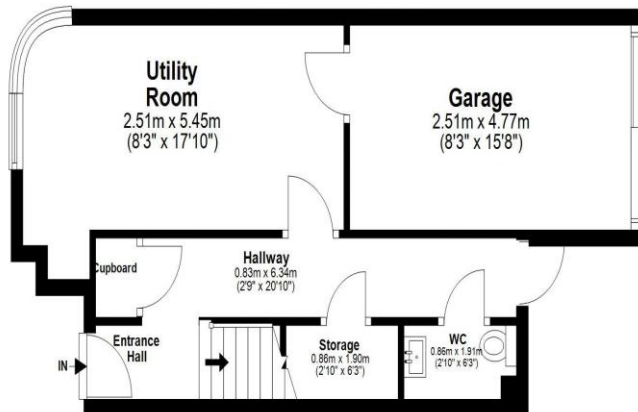
BROAD STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2JE



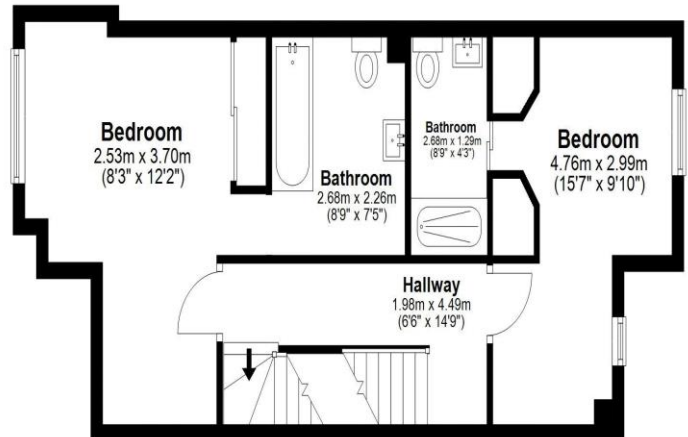
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



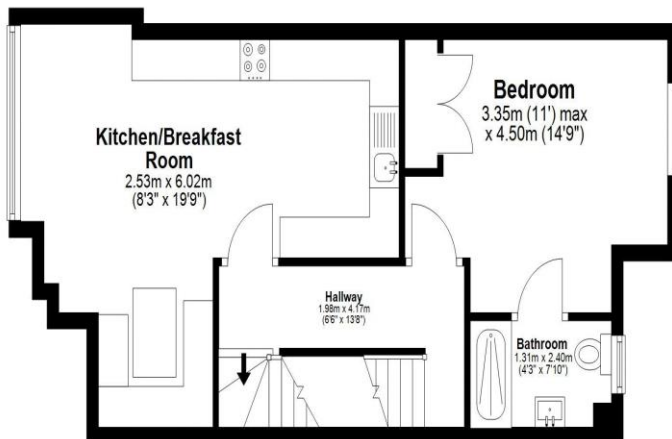
First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



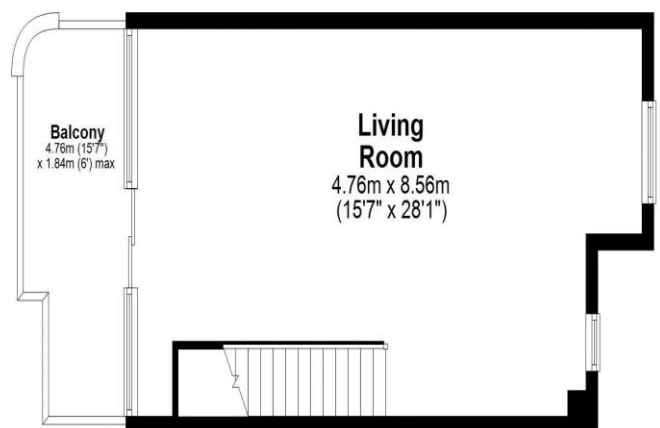
Second Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



Third Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 172.8 sq. metres (1860.4 sq. feet)

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