

ROYAL GATE

SOUTHSEA | PO4 9XH



£1,270,000
Leasehold

- Grade II Listed 5 Storey Town House, Circa 1866
- Panoramic Views Across to The Solent and IOW
- Located Within Former Royal Barracks Eastney
- Four / Six Bedrooms, Annex Flat
- Three En-suite Bedrooms & Family Bathroom
- Superb Extensive Communal Grounds & Tennis Court
- Garage and 3 Allocated Parking Spaces
- 3,400 sq ft of Accommodation



In Brief

Fry and Kent are pleased to offer for sale this Grade II listed five storey townhouse, known as 'Fortview House', located in the popular Marine Gate development, which is accessed from Southsea Esplanade. Dating back to 1866 this was originally the residence of the Colonel, Second Commandant of the Royal Marines Artillery, his family and his servants. The site, which includes the former Royal Marines Offices Mess when it was the home of the Royal Marines until the site was developed in the 1990's. Many buildings were listed in the 1970's and then relisted in 1999 and remained alongside the new development of houses and converted flats. The house has over 3,400 sq ft of useable accommodation with high ceilings, large rooms and magnificent views across the manicured lawns towards The Solent and the Isle of Wight. The six bedrooms are arranged over four of the floors, with three of them boasting en-suites and another bathroom to the third floor. There are two large reception rooms with double aspect, both with great views. To the lower ground floor is another kitchen/living area and a superb wine cellar. There is a self contained annex, a walk-in airing cupboard, and a cloakroom on the 1st floor. There is also a private courtyard area on the lower ground floor and a separate lower ground floor entrance. Please book an early viewing to avoid missing out on a piece of local history.

£1,270,000

KEY FACTS

Tenure is Leasehold

EPC Rating : N/A

Council Tax Band : G

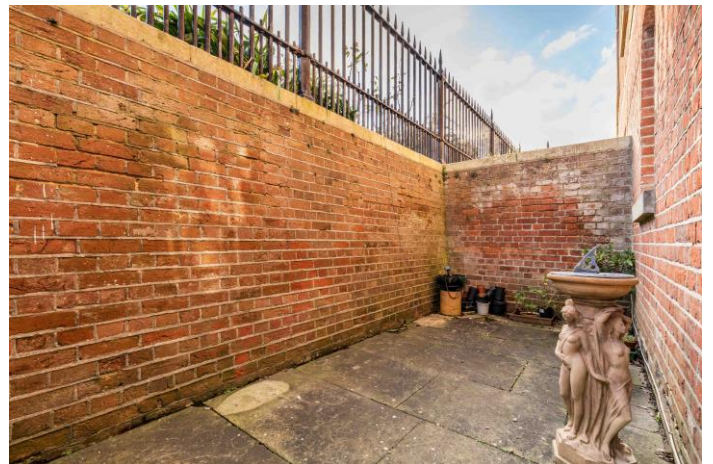
Annual Service Charge: £3,210.25 Buildings Insurance included

Long Leasehold of over 900 years



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Royal Gate, Eastney

Approximate Gross Internal Area

331.9 sq m / 3573 sq ft

Garage = 16.3 sq m / 175 sq ft

Total = 348.2 sq m / 3748 sq ft



 = Reduced headroom below 1.5 m / 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. (ID406602)

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

Old Portsmouth & Gunwharf Quays
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The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

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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