

BROAD STREET

OLD PORSTMOUTH | HAMPSHIRE | PO1 2JD



£650,000
Freehold

- Elegant Four Storey Town House
- Fabulous Location on Exclusive Spice Island
- Beautifully Presented Throughout
- Impressive Open Plan Kitchen/Family Room
- First Floor Living Room : Three Bedrooms
- Two Luxury Bath/Shower Rooms : Laundry Room
- Gas Central Heating & Double Glazing
- Conservatory plus Courtyard Garden with Rear Access

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In Brief

Fry & Kent has pleasure in marketing for sale this **BEAUTIFULLY** presented **TOWN HOUSE** situated in the heart of Spice Island just a stroll from the **WATERFRONT**, the Hot Walls (Beach) and the delightful hostelrys within this City of Portsmouth peninsular. Steeped in history and fronting a **COBBLED** street with permit parking, homes of this type and quality are a rare find and must be viewed early to avoid disappointment.

At almost 1,500 sq.ft (135.4 sq.m) spanning four floors, the **VERSATILE** layout provides either three or four bedrooms comprising; entrance lobby, open plan family room and kitchen leading to the double glazed **CONSERVATORY** and courtyard garden with rear gate access to West Street. On the first floor you have the option of a living room or an additional bedroom adjoining an impressive bathroom and laundry room whilst on the second floor there is the master bedroom with adjoining **LUXURY** shower room. A Further two bedrooms will be found on the second floor.

With the benefit of gas central heating, double glazing and a great location, Fry & Kent would not hesitate to recommend this delightful home.

£650,000

KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'F'



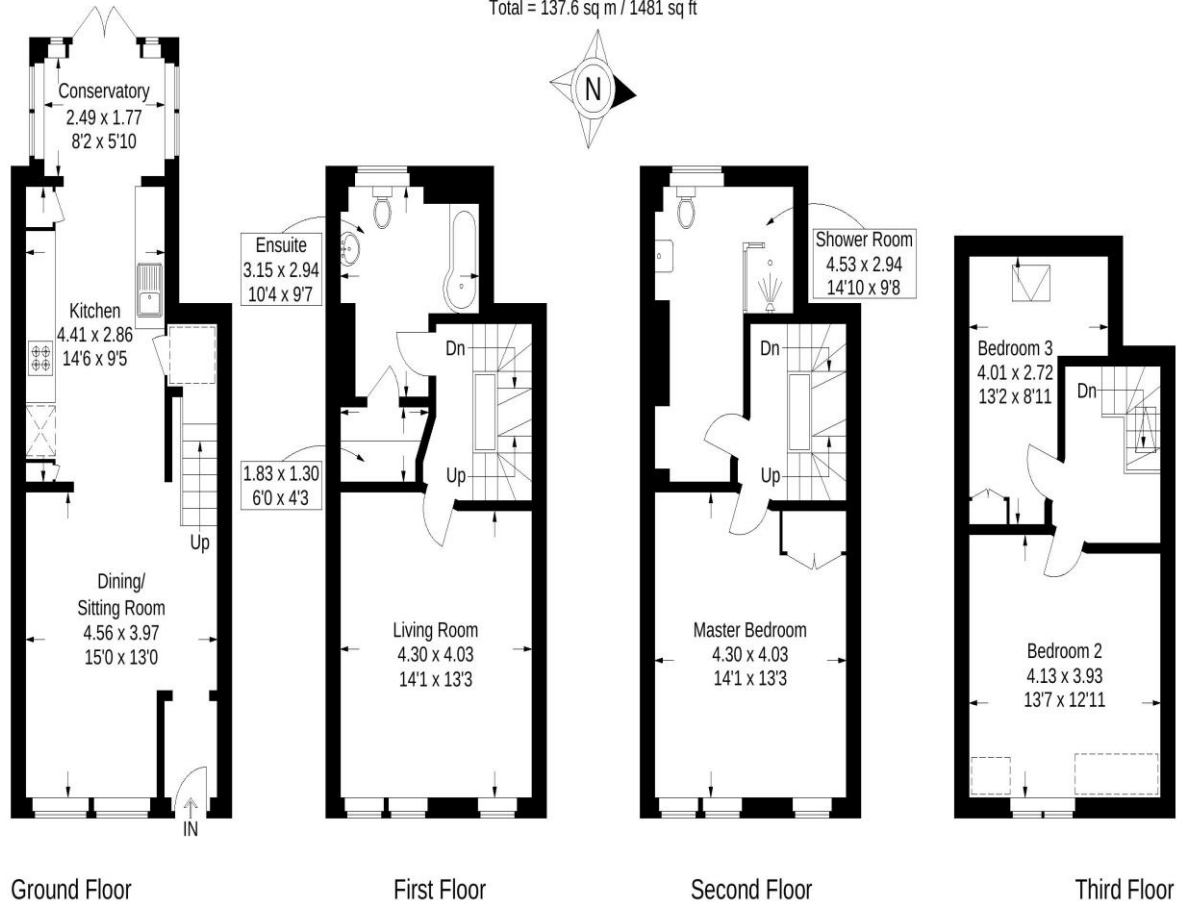
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Broad Street, Old Portsmouth

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 2.2 sq m / 24 sq ft
Total = 137.6 sq m / 1481 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.

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