








## AT A GLANCE

 Stunning Apartment With South Facing Balcony

 Superb Location & Allocated Parking

 Close To All Amenities

 Two Bedrooms With Storage

 Living / Dining Room With Views

 Modern Kitchen

 Well Presented Throughout

 Modern Bathroom

 Superb Views

 Vacant Possession / No Forward Chain







## ABOUT THE PROPERTY

Nestled within the charming surroundings of Hartford House, this luxurious apartment offers an unparalleled living experience with its prime location and breathtaking views. Step into a world of elegance and comfort as you enter this meticulously designed residence.

The south facing balcony invites you to indulge in panoramic vistas of The Solent and Southsea, providing a tranquil retreat to unwind and soak in the coastal beauty. From the balcony, admire the iconic landmarks of Portsmouth, including the renowned Spinnaker Tower and the majestic Victorian Museum, which add a touch of grandeur to the skyline.

Inside, the double aspect living room boasts ample natural light and picturesque views, creating a serene ambiance for relaxation and entertainment. A designated dining area complements the living space, offering a perfect setting for intimate gatherings and memorable meals with loved ones.

The modern kitchen is a chef's delight, equipped with sleek appliances, pristine countertops, and generous storage options. Enjoy preparing culinary delights while taking in views of the western horizon, adding a touch of inspiration to your cooking experience.

The apartment features two bedrooms, with the main bedroom exuding sophistication with its elegant furnishings and soothing decor. Wake up to the gentle glow of natural light streaming in through the windows, offering a refreshing start to your day.





## ABOUT THE PROPERTY

Throughout the property, attention to detail is evident, with every corner thoughtfully curated to create a harmonious living environment. A concierge entrance ensures convenience and security, while allocated parking adds to the ease of urban living.

Beyond the confines of Hartford House, discover the vibrant charm of Southsea & Portsmouth, affectionately referred to as The Great Waterfront City. Immerse yourself in a rich tapestry of history and culture, with attractions such as the D-Day Museum and the Natural History Museum awaiting exploration.

Take leisurely strolls along the scenic coastline, spanning five miles of uninterrupted bliss, with mesmerizing views of the Isle of Wight and bustling maritime activity. For sports enthusiasts, tennis and lawn bowls clubs, the Great Salterns Golf Course, and Southsea Cricket Club offer ample opportunities for recreation.

A delightful stroll to Old Portsmouth unveils a treasure trove of historic pubs, where you can savor excellent beers and traditional fare amidst centuries-old surroundings. Just a stone's throw away lies Gunwharf Quays, an award-winning leisure and retail destination, boasting an array of restaurants, shops, and entertainment options.

Whether you're seeking relaxation, recreation, or cultural experiences, this exquisite apartment offers a lifestyle of luxury and sophistication, complemented by the dynamic allure of its surroundings. Welcome to a haven of coastal elegance and urban charm, where every moment is imbued with timeless allure and modern convenience.







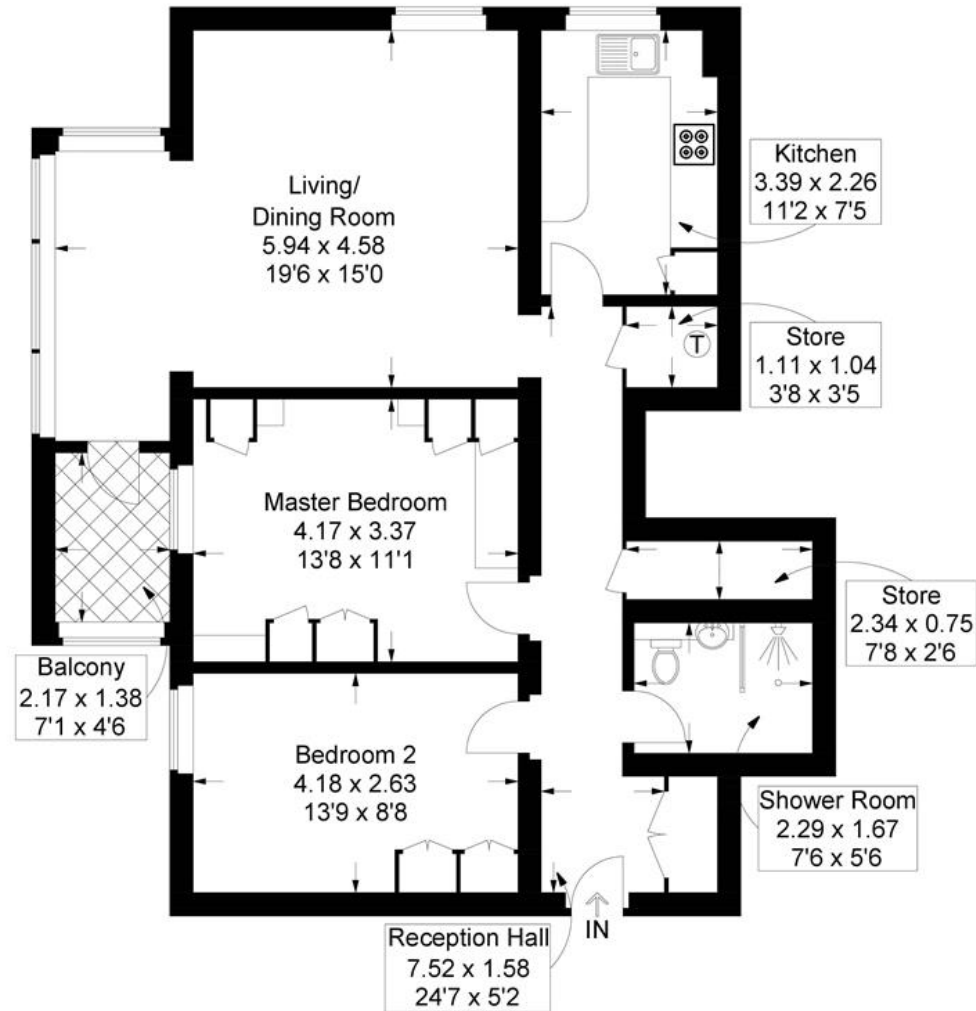






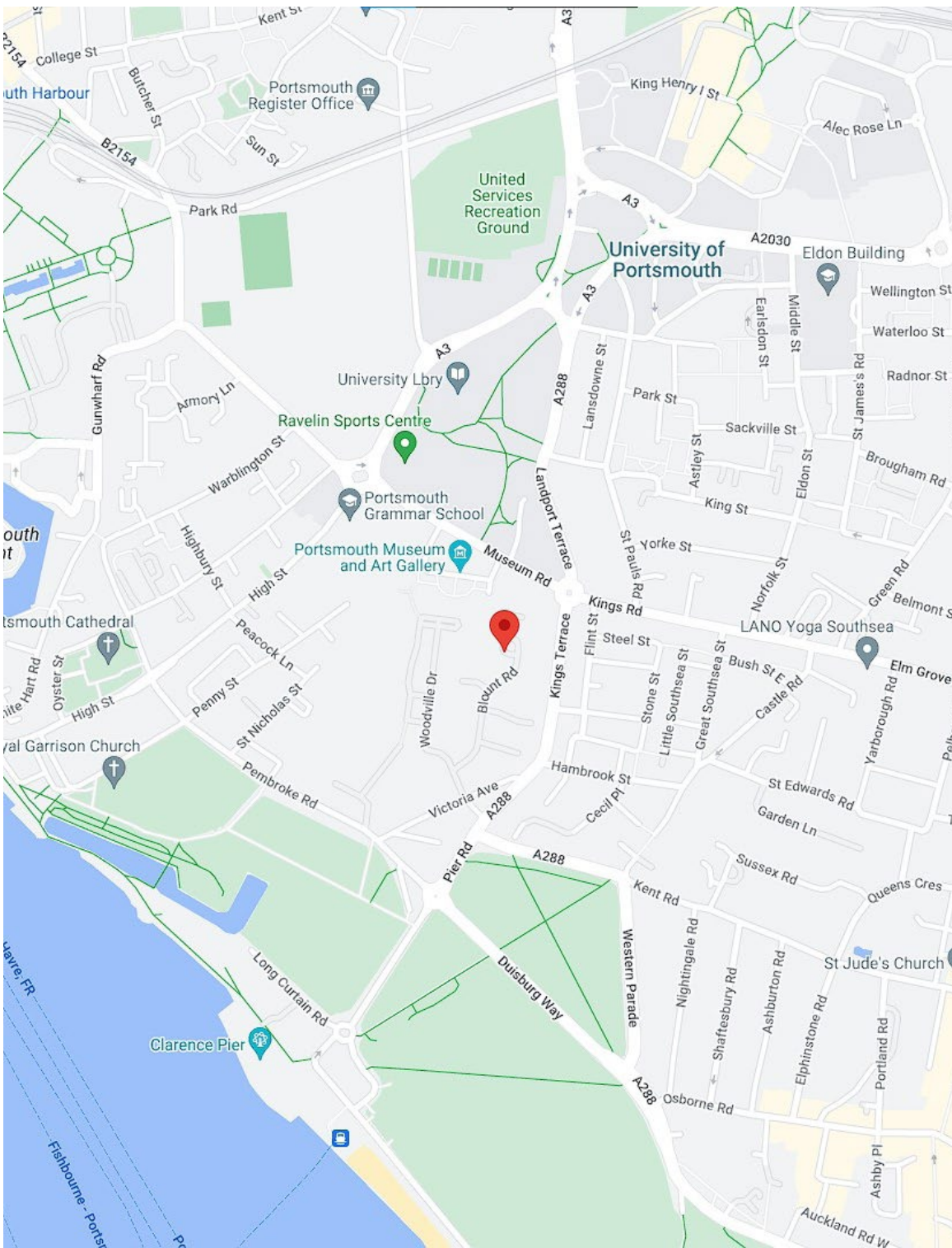
# Hartford House, Blount Road, Old Portsmouth

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft



Fourth 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.



## LOCATION

Southsea & Portsmouth epitomize a harmonious blend of maritime heritage and contemporary vitality. Southsea's bustling seafront promenade beckons with its lively atmosphere, historic pubs, and recreational pursuits such as golf and cricket. Meanwhile, Portsmouth stands as a beacon of historical significance, boasting iconic landmarks like the soaring Spinnaker Tower, while its museums offer captivating insights into the city's naval legacy and cultural heritage.

Adding to its allure, Portsmouth serves as a gateway to international adventures, with bustling ferry terminals connecting the city to continental Europe and beyond. Here, travellers embark on exciting journeys aboard international ferries, traversing the English Channel to destinations in France, Spain, and the Channel Islands. Additionally, Portsmouth plays host to majestic cruise ships, offering unforgettable voyages to exotic ports of call around the globe.

But beyond its maritime connections, Portsmouth captivates with its vibrant retail and entertainment scene, epitomized by the renowned Gunwharf Quays. This waterfront destination entices visitors with its eclectic mix of designer boutiques, bustling restaurants, and captivating cultural experiences, including a cinema and bowling alley.

Whether delving into its rich history, exploring its scenic coastal walks, or embarking on international adventures via ferry or cruise, Southsea & Portsmouth embody a dynamic fusion of tradition and modernity, making them an enchanting destination for residents and travellers alike.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ [Chris@nexaproperties.com](mailto:Chris@nexaproperties.com)

📞 07770 758589

📷 @christophersmeed

[in](#) Christopher Smeed





## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



# NEXA

## PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

