



BRITANNIA WAY



Guide Price £430,000 - £450,000
Britannia Way Priddy's Hard

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- 2003 SQ FT - 186.1SQ METERS
- 5/6 BEDROOMS 4 BATHROOMS
- PRIVATE SOUTH FACING GARDEN
- 100M TO WATERS-EDGE
- TWO RECEPTION ROOMS
- GOOD SIZE KITCHEN WITH RANGE COOKER
- DOUBLE LENGTH GARAGE WITH OVERHEAD STORAGE
- OFF ROAD PARKING FOR THREE CARS
- UTILITY ROOM AND DOWNSTAIRS W.C
- IN NEED OF UPDATING
- VIEW 7 DAYS A WEEK

Chris Smeed @ Nexa Properties is delighted to offer this impressive family home at Priddys Hard.

Less than a 100m from the waters-edge with delightful walks along the embankment with easy access to Gosport marina.

This family home offers a private south facing garden. 5/6 bedrooms & 4 bathrooms.

Contact Chris Smeed 7 Days a week to discuss this superb property.

chris@nexaproperties.com

Mobile 07770 758589







FULL DISCRPTION

Chris Smeed @ Nexa Properties is delighted to offer you this superb family home offering spacious accommodation. This particular property was originally the show home built by Bellway homes approximately 20 years ago and offers superior accommodation over three floors. Off the hall is the ground floor cloakroom and w.c. There is a good size kitchen/breakfast room with a large table to comfortably sit 8 and a range cooker which we believe is to remain. There is also a useful utility room with door to side garden.

The living room/dining room are connected by French doors providing a complete walk around of the ground floor perfect for entertaining.

On the first floor two double bedrooms both have en-suite shower rooms and built-in wardrobes, while the other two single bedrooms one of which has built-in wardrobes, share a family bathroom. On the upper floor you will find the master bedroom with en-suite shower room and built-in wardrobes. There is a glimpse of Spinnaker Tower from the en-suite window. The final bedroom which again is a double with recess for wardrobes has access to the loft. This has been lagged and boarding and has light. It is a fantastic size and provides lots of potential.

Outside there is parking on block paving for three cars. The garage is double length with over-head storage and door to garden.

There is a path to front door and path to other side with a gate giving access to the rear garden.

The south facing garden is private and has a patio area, green house, raised borders for vegetables and herbs and finally a pond has been







newly created.

The famous and now popular Priddy's Hard is home to impressive modern developments. Being close to the water these fortunate residents have a short walk to the waters-edge to benefit stunning views towards Portsmouth and Gunwharf Quays with the Spinnaker Tower standing proudly guarding the city.

In 1750, by an Act of King George III, the Board of Ordnance purchased 40 acres of land and a boatyard, in Gosport, from Jane Priddy and a Fareham Vicar called the Reverend Thomas Missing. This was the beginning of Priddy's Hard Armament Depot and by 1757 the area was completely sealed off to the Public.

In Nelson's days, HMS Victory and the other vessels were also supplied from here; the Grand Magazine held no less than 4,500 barrels of gunpowder, each weighing around 45Kg. It was build using over 3 million bricks with walls eight feet thick. With easy access to Portsmouth Dockyard, a short distance across the harbour, Priddy's Hard was an ideal location for the magazine.

Weapons were made at Priddy's Hard until fairly recently but, with the advent of modern technology, the old buildings were not really up to the job and it was closed down. Thank-fully some of its former glory is now preserved and it's been turned into the Museum of naval firepower called simply "Explosion".

Agent's Note: The property does require some modernisation but this is clearly reflected in the price.



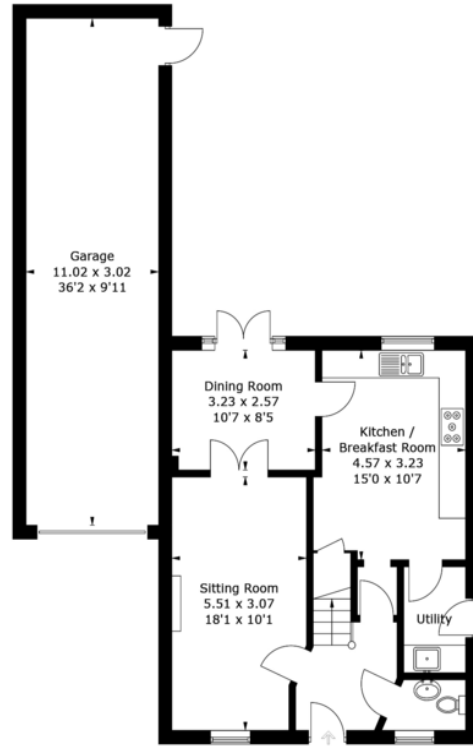


6 Britannia Way

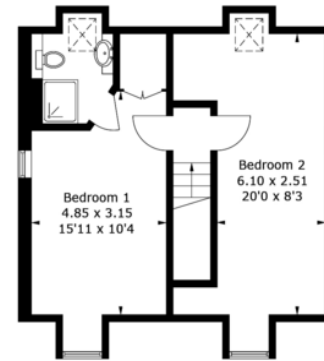
Approximate Gross Internal Area = 153 sq m / 1647 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 186.1 sq m / 2003 sq ft



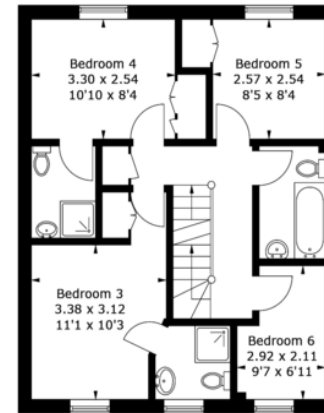
FLOORPLAN



Ground Floor



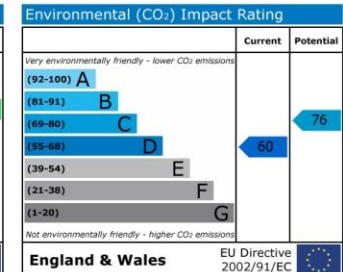
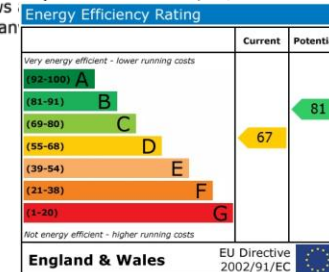
Second Floor



First Floor

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows
 These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by an



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a **local industry professional** to act as your **dedicated account manager** 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 account managers on a highly competitive **results-based structure** that enables us to source the best people for the job and create a **better experience** for you, and a more **rewarding and motivating** experience for our staff.

Your account manager is **personally assigned** to you and will provide a **personal service** from start to finish throughout the entire journey, **available any time of day**, enabling 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 particular 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 here in Portsmouth, 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.





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