



Nesbits

Established 1921

Flat 1 Trident House, 14 West Street, Old Portsmouth, PO1 2JW

Price £365,000

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Just yards from the water's edge, a truly rare find indeed: enjoying VIEWS TOWARDS PORTSMOUTH HARBOUR AND BEYOND, this unusually spacious, purpose-built THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT benefits from GARAGE PLUS CAR PORT, gas central heating, replacement double-glazing, and useful storage. Upon Old Portsmouth's very desirable Spice Island peninsular, the heart of this historic maritime Conservation Area, cobbled West Street runs between Bath Square and Broad Street, a position granting ready access to a wide range of amenities and attractions including: Gunwharf Quays leisure and retail complex with the Spinnaker Tower, The Cathedral of St Thomas, Camber and Inner Harbour, Portsmouth Grammar School, the artists' community of The Hot Walls, and The Naval Heritage Centre. Nearby stations provide good commuting links, whilst Portsmouth and Southsea town centres are some one mile away only.



Directly opposite the Victory Class Sailing Club, Trident House is a five-storey development, circa 1970, comprising just three apartments in total, Flat 1 affording generous accommodation arranged over the entire first floor, its front rooms commanding wide-ranging westerly views encompassing Grade 2 Listed Quebec House, Harbour approaches, Fort Blockhouse, Haslar Marina, and glimpses of The Solent with The Isle of Wight beyond. Offered now with the further asset of no onward chain, full details of this exceptional opportunity

Canopied main front door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

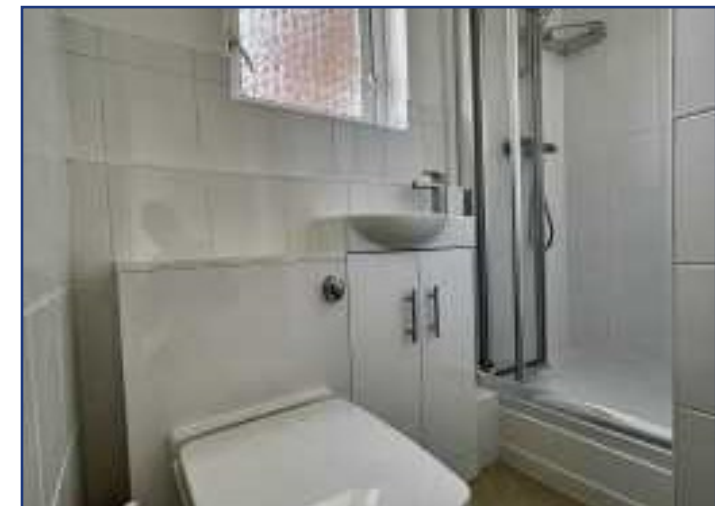
Stairs to upper floors having fitted stair-lift for shared use. Access to bin store.

FLAT 1

'L'-SHAPED ENTRANCE HALL

Wood-laminate flooring. Built-in cloaks and storage cupboard. Built-in cupboard housing gas meter. Built-in cupboard housing electricity meter. Security intercom telephone. Single panel radiator.

SHOWER ROOM & W.C. ONE





Contemporary white suite comprising: low flush w.c., handbasin with mixer tap plus cupboard under, shower cubicle. Single panel radiator. Part-tiled walls. Built-in linen cupboard. UPVC replacement obscure double-glazed window.

SHOWER ROOM & W.C. TWO

Contemporary white suite comprising: low flush w.c. with concealed cistern, handbasin with mixer tap plus cupboard under, shower cubicle. Part-tiled walls. UPVC replacement obscure double-glazed window.

KITCHEN

13'1 x 6'8 (3.99m x 2.03m)

Range of fitted base and wall cupboards, woodblock-effect work surfaces with tiled surround, 1½ bowl



stainless steel inset sink with mixer tap. Recess housing 'Worcester' gas fired central heating and hot water boiler. UPVC replacement obscure double-glazed window to rear elevation. Wood-laminate flooring. Sliding door to Living/Dining Room.

BEDROOM ONE

13'5 x 13'4 (4.09m x 4.06m)

An 'L'-shaped room. UPVC replacement double-glazed window to front elevation. Tiled floor. Double panel radiator.

BEDROOM TWO

15'3 x 8'10 (4.65m x 2.69m)

UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Double panel radiator. Sliding door.



BEDROOM THREE

12'10 x 8'4 (3.91m x 2.54m)

UPVC replacement double-glazed window to front elevation. Wood-laminate flooring. Single panel radiator.

'L'-SHAPED LIVING/DINING ROOM

21'0 x 19'10 (6.40m x 6.05m)

Measured to extremes. Coved ceiling. UPVC replacement obscure double-glazed window to rear elevation. Wide, splay bay window to front elevation having UPVC replacement double-glazing. Wood-laminate flooring. 1 double and 1 single panel radiator. Sliding door from Entrance Hall.

OUTSIDE

INTEGRAL GARAGE (1)

18'0 x 8'1 (5.49m x 2.46m)

Automatic roller-shutter door. Window



to rear elevation. Light and power.
CAR PORT fronting the garage.

COMMUNAL STORE

15'3 x 8'7 (4.65m x 2.62m) plus 10'4 x 5'8 (3.15m x 1.73m)

Up-and-over rear access door. Ideal for bicycles, etc.

GENERAL INFORMATION

TENURE: Newly extended lease, now 999 years from 1970. The building Freehold is owned by the leaseholders in common.

MAINTENANCE CHARGE: Upkeep of the building is dealt with by residents on an ad hoc basis.

PLEASE NOTE: Sub-letting is not allowed under the terms of the new lease.

COUNCIL TAX

Band 'E' - £2,536.66 per annum

(2024-25).

EPC 'D'

VIEWING

By appointment with SOLE AGENTS,
D M NESBIT & CO.
(17443/035218)





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