



Nesbits

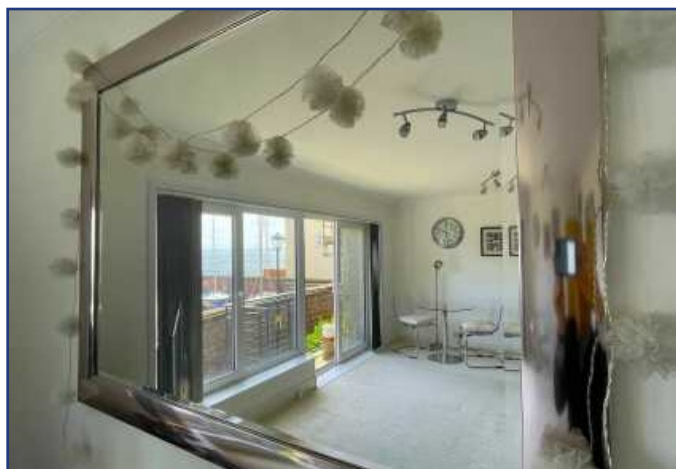
Established 1921

Flat 2 Spice Island House, Broad Street, Old Portsmouth, PO1 2JD

Price £385,000

Flat 2 Spice Island House, Broad Street, Old Portsmouth, PO1 2JD

This well-appointed and attractively presented purpose-built TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT has much to offer - secure parking space, en-suite, balcony, lift service, equipped kitchen, double-glazing, gas fired central heating and a prized location granting **SPLENDID VIEWS ACROSS THE ENTRANCE TO PORTSMOUTH HARBOUR**. Built around 1967, 'Spice Island House' is a six-storey residential development of just nine apartments. Upon Old Portsmouth's historic "Spice Island" peninsular, the building occupies a prominent position bounded by Broad Street, West Street and Tower Street - in the very heart of this highly sought-after maritime enclave, with ready access to its wealth of attractions and to the wider public amenities provided by Portsmouth and Southsea town centres. The outlook from Flat 2 is of special note, its Living Room and Sun Balcony enjoying views across Portsmouth Sailing Club's Boom Yard towards the entrance to Portsmouth Harbour with Gilkicker Point, The Solent and The Isle of Wight beyond - a delightful and truly fascinating panorama all year round.



Available now with the further asset of NO ONWARD CHAIN, full particulars of this rare and desirable opportunity are given as follows:

Main front door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

Lift and stairs to upper floors.

FIRST FLOOR LANDING

Refuse disposal chute.

FLAT 2

LONG ENTRANCE HALL

34'6 (10.52m)

8 recessed ceiling spotlights. Single panel radiator.

BATHROOM & W.C.

9'10 x 5'9 (3.00m x 1.75m)

White suite comprising: low flush w.c., semi-inset handbasin with mixer tap plus cupboard under, and panelled bath having mixer tap plus shower attachment and screen. Radiator/towel rail. Tiled floor. Part-tiled walls. 5 recessed ceiling spotlights. UPVC replacement obscure double-glazed window.

PRINCIPAL BEDROOM

13'7 x 12'5 (4.14m x 3.78m)

UPVC replacement double-glazed window to side elevation. Triple fitted wardrobe

and storage cupboard with sliding, mirrored doors. Single panel radiator. Door to:

EN-SUITE SHOWER ROOM & W.C.

White suite comprising: low flush w.c. with concealed cistern, handbasin with mixer tap plus cupboard under, and corner tiled shower cubicle. Shaver point. Contemporary vertical radiator/towel rail. Tiled floor. 4 recessed ceiling spotlights.

BEDROOM TWO

12'6 x 9'11 (3.81m x 3.02m)

Reducing to 7'0 (2.13m). UPVC replacement double-glazed window to side elevation. Double fitted wardrobe with mirrored doors plus adjacent dressing surface. Single panel radiator.

KITCHEN

13'7 x 6'10 (4.14m x 2.08m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer 1½ bowl stainless steel inset sink with mixer tap, fan-assisted electric oven and 4-ring ceramic hob. Plumbing for washing machine and dishwasher. Space for upright 'fridge/freezer. 'Glow-worm' gas fired central heating and hot water boiler. Single panel radiator. Feature 'porthole' to dividing wall with Living Room. UPVC replacement double-glazed window to side elevation.

LIVING ROOM

16'11 x 11'10 (5.16m x 3.61m)

Coved ceiling. Single panel radiator. Pair of UPVC replacement double-glazed sliding patio doors to:

SUN BALCONY

Railed balustrade. Enjoying Harbour, Solent and Island views.

OUTSIDE

SECURE PARKING SPACE

(Space 11, Spinnaker Quay, Broad Street). Held on a separate Title (125 years leasehold from 10.8.2001), this off-street parking facility is positioned diagonally opposite Spice Island House and is accessed via an automatic vehicular gate.

GENERAL INFORMATION

TENURE: Lease extended, now 140 years from 24.6.2016 (expiring 24.12.2156).

MAINTENANCE CHARGE: £2,672.40 per annum.

GROUND RENT: A peppercorn.

COUNCIL TAX: Band 'D' - £2,075.45 per annum (2024-25)

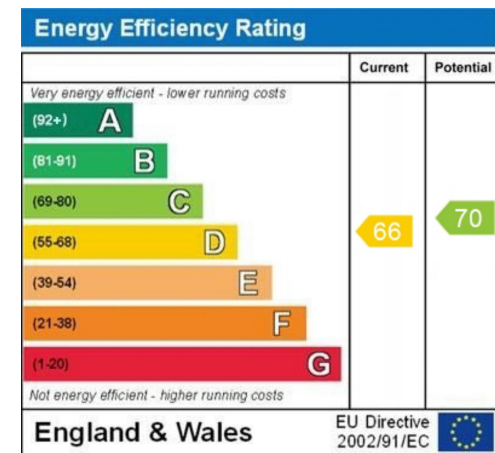
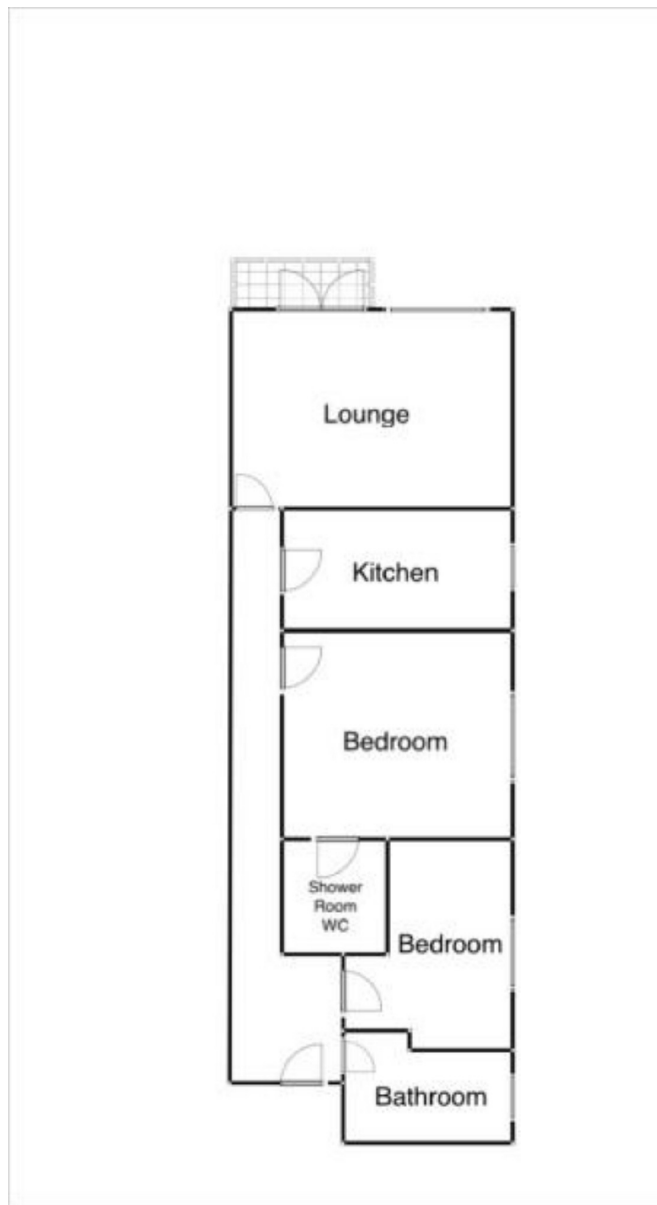
EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17843/048320)







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