



Nesbits

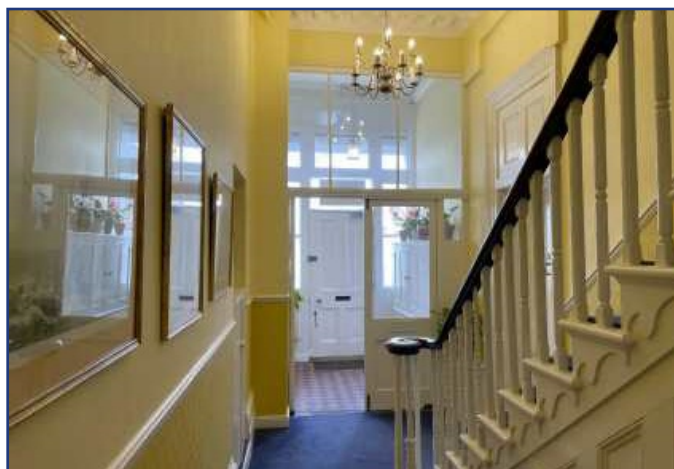
Established 1921

Flat C Aquitaine House, 2 Grand Parade, Old Portsmouth, PO1 2NF

Price £385,000

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Commanding TRULY DELIGHTFUL MARITIME VIEWS and enjoying an historic, sought-after setting where opportunities to live are rare, this well-appointed and attractively presented THREE DOUBLE BEDROOM SECOND FLOOR CHARACTER APARTMENT benefits from gas central heating, equipped kitchen and useful separate utility room. Grand Parade has been one of the area's largest open spaces since the town was founded, showing on maps since 1540. Immediately off the main High Street, it stands in the very heart of this much desired enclave, with ready access to its many attractions, including: Portsmouth Grammar School, St Judes Primary School, Gunwharf Quays leisure and retail complex, Spice Island's cafe culture, and the vibrant artists' community of The Hot Walls. Nearby stations (London, Waterloo 1.5 hours) provide good commuting links, whilst Portsmouth and Southsea town centres offer a further wide range of public amenities. Part of an interesting and varied terrace, Grade II Listed 'Aquitaine House' is a four-storey, mid-Victorian property affording just five apartments.



Flat C itself boasts a quite superb outlook, its three front rooms having views from their large sash windows across the expanse of the Parade towards The Nelson Monument and historic ramparts, and beyond to the approaches to Portsmouth Harbour, Gilkicker Point, The Solent and The Isle of Wight - a fascinating and constantly changing panorama rivalled by few. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this desirable home are given as follows and early internal inspection is urged:

Steps up to panelled main front door, with glazed surround and SECURITY INTERCOM SYSTEM, through to:

LOBBY

Coved ceiling. Ornately coved ceiling. Cupboards housing gas and electricity meters. Pair of part-glazed inner doors to:

COMMON HALLWAY

Ornately coved ceiling. Feature period staircase to upper floors.

SECOND HALF LANDING

UTILITY ROOM

7'0 x 6'0 (2.13m x 1.83m)





Butlers sink. Plumbing for washing machine. Obscure-glass casement window to rear elevation. Deep recess with: additional obscure-glass casement window, space for upright freezer, 'Glow-Worm' gas fired central heating boiler.

FLAT C

ENTRANCE HALL

Coved ceiling. Single panel radiator. Security intercom telephone.

SHOWER ROOM & W.C.

7'9 x 6'6 (2.36m x 1.98m)

White suite comprising: pedestal handbasin with mixer tap, low flush w.c., and corner shower cubicle with 'New Team' multi-jet independent mixer. Vertical radiator/towel rail. Extractor. Tiled walls and floor. Coved



ceiling.

KITCHEN

10'2 x 8'2 (3.10m x 2.49m)

(extending to 15'0 (4.57m) into deep door recess). Fitted and equipped with: base and wall cupboards, marble work surfaces and up-stand, 1½ bowl single drainer stainless steel sink unit with mixer tap, electric oven, 4-ring gas hob with extractor canopy, refrigerator, and dishwasher. Tiled floor. UPVC replacement double-glazed window to rear elevation. Coved ceiling.

BEDROOM ONE

15'0 x 10'7 (4.57m x 3.23m)

Coved ceiling. Large UPVC replacement double-glazed window to rear elevation. Triple built-in wardrobe. Period fireplace with cast-iron grate.



Double panel radiator.

BEDROOM TWO

14'7 x 11'0 (4.45m x 3.35m)

Coved ceiling. Large sash window to front elevation. Built-in cupboard housing hot water tank. Double panel radiator.

BEDROOM THREE

14'9 x 10'1 (4.50m x 3.07m)

Coved ceiling. Large sash window to front elevation. Double panel radiator.

LIVING ROOM

16'9 x 10'9 (5.11m x 3.28m)

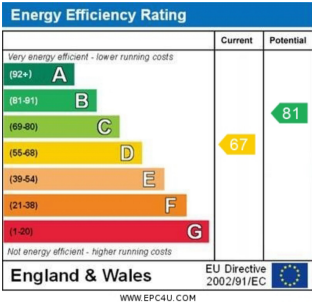
Coved ceiling. Large sash window to front elevation. Double panel radiator.

GENERAL INFORMATION

Tenure: 999 year leasehold from 1st August 2013 (987 years remaining). The



building freehold is owned by a residents' management company.
Service Charge: £437.73 per quarter.
Ground Rent: Nil.
Council Tax: Band 'D' - £2,180.92 per annum (2025-26).



EPD 'D'

PARKING

Permit parking is available to residents (Zone KA), including within Grand Parade itself.

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17961/051381)





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