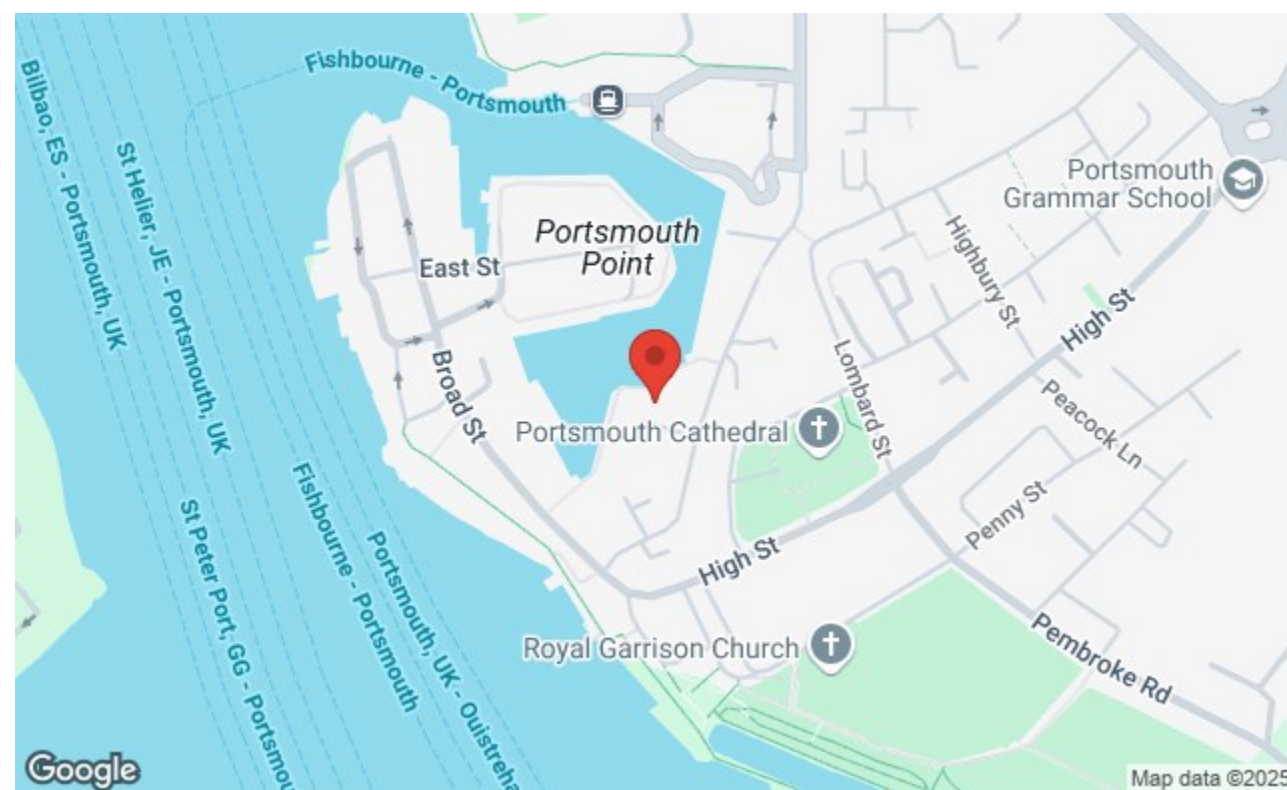


TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING TOWNHOUSE
- ❖ OLD PORTSMOUTH
- ❖ 3 BEDROOMS
- ❖ INTEGRAL GARAGE
- ❖ OFF ROAD PARKING
- ❖ HIGHLY REFURBSIHED
- ❖ VIEWS TOWARDS SEA
- ❖ NO ONWARD CHAIN
- ❖ 3 BATHROOMS
- ❖ CALL TO VIEW

**** STUNNING TOWNHOUSE IN OLD PORTSMOUTH CUL-DE-SAC WITH NO CHAIN ****

We are delighted to introduce this exquisite home tucked away in Old Portsmouth. Offering exceptional accommodation over 3 floors, this home has been transformed in recent times to now offer a spectacular example of townhouse living on the waterfront.

A fabulous sociable kitchen overlooks the camber offering a wonderful space to entertain. All 3 bedrooms now offer en-suite facilities with the bathroom on the first floor having a 'Jack and Jill'

arrangement from the landing. All bathrooms have been replaced to the highest standard.

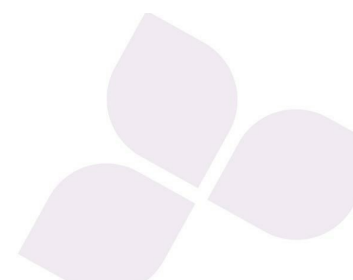
The lovely size lounge offers a balcony overlooking the water with feature wall for the TV and bespoke feature fire. An integral garage and off road parking only add to the appeal. All elements of this renovation have been tastefully thought out and the next lucky owner will reside in a quite fabulous residence.

The location is highly requested and with lovely coastal walks just a short stroll away this is a home that must be viewed to be fully appreciated

Call today to arrange a viewing

02392 864 974

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PROPERTY INFORMATION

GROUND FLOOR
INTEGRAL GARAGE
WC
KITCHEN DINER
16'8" x 14'10" max (5.08m" x 4.52m" max)

FIRST FLOOR
LOUNGE
17'3" x 16'8" max (5.26m" x 5.08m" max)
BEDROOM 3
13'3" x 8'10" (4.04m" x 2.69m")
BATHROOM
9'4" x 7'7" (2.84m" x 2.31m")

SECOND FLOOR
BEDROOM 1
16'8" x 12'2" max (5.08m" x 3.71m" max)
EN-SUITE
8'10" x 6'10" max (2.69m" x 2.08m" max)
BEDROOM 2
16'8" x 9'7" (5.08m" x 2.92m")

EN-SUITE
8'8" x 4'4" (2.64m" x 1.32m")
ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND G
LEASEHOLD INFORMATION
Management Company : Lease Length :
Ground Rent : Service Charge :
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with

all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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