

## Old Infirmary House, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1260 sq ft / 117 sq m  
 Limited Use Area(s) = 155 sq ft / 14.3 sq m  
 Total = 1415 sq ft / 131.3 sq m  
 For identification only - Not to scale

**FOR SALE**

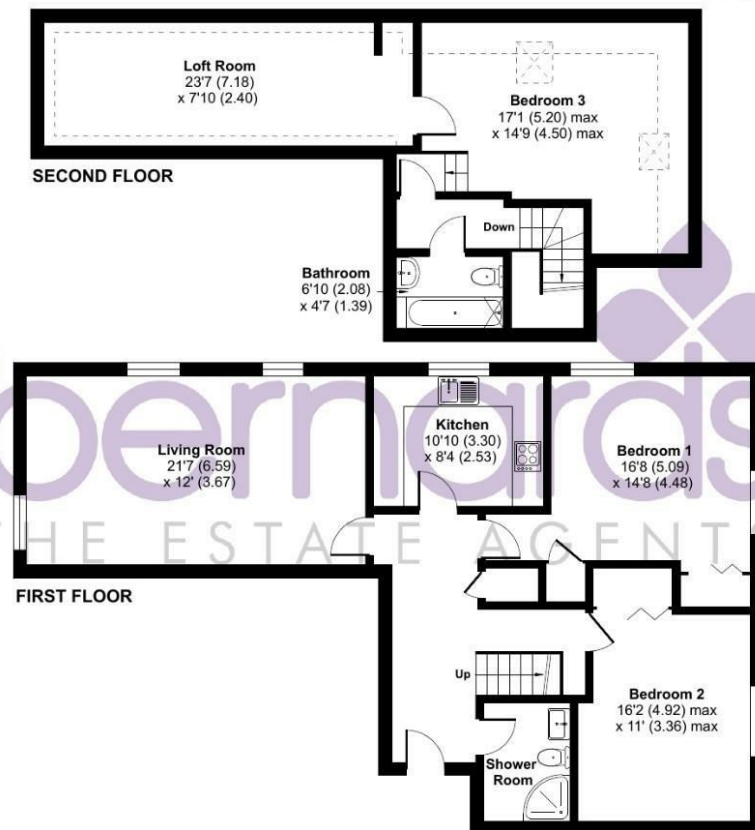
£475,000

Gunwharf Quays, Portsmouth PO1 3TF

**bernards**  
 THE ESTATE AGENTS



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1299071



## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ GRADE II LISTED BUILDING
- ❖ SPLT LEVEL APARTMENT
- ❖ GUNWHARF QUAYS
- ❖ ALLOCATED PARKING
- ❖ TWO VISITOR PERMITS
- ❖ CONVENIENTLY LOCATED
- ❖ PRIVATE ROAD
- ❖ STUNNING VIEWS
- ❖ LOFT ROOM

### \*\* STUNNING SPLIT LEVEL APARTMENT \*\*

We are thrilled to welcome to the market this immaculate duplex located on the top floor of a Grade II listed building; Old Infirmary House.

The location is superb with it being both exclusive yet close to all the Gunwharf offers as well as Southsea & old Portsmouth. With public transport, a major bus station and train station, a short walk and local schools and the University closeby, the apartment could not be more conveniently situated. The area also offers plenty of walking routes for those looking to enjoy the sunny coast.

The first floor consists of two double bedrooms, both equipped with built in

storage and arched windows flooding with natural light. A good sized kitchen separates the bedrooms from a simply beautiful living room with duel aspect windows, offering an abundance of space for both dining and lounging. Past the first floor shower room and moving upstairs, you will find another bathroom and third bedroom, boasting outstanding views of the Spinnaker Tower and the harbour.

Offering an allocated parking space and two visitor permits, this truly is a wonderful opportunity for a buyer to own their very own piece of history. We strongly advise booking a viewing to appreciate what the home has to offer.

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
 t: 02392 864 974



Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
21'7" x 12'0" (6.59 x 3.67)

**KITCHEN**  
10'9" x 8'3" (3.30 x 2.53)

**SHOWER ROOM**

**BEDROOM**  
16'8" x 14'8" (5.09 x 4.48)

**BEDROOM**  
16'1" x 11'0" (4.92 x 3.36)

**BEDROOM**  
17'0" x 14'9" (5.20 x 4.50)

**BATHROOM**  
6'9" x 4'6" (2.08 x 1.39)

**LOFT ROOM**  
23'6" x 7'10" (7.18 x 2.40)

## 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

## BERNARDS MORTGAGE & PROTECTION

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!

**COUNCIL TAX BAND E**  
Portsmouth City Council: BAND E

**LEASEHOLD INFORMATION**  
Lease Length: 113 Years Ground Rent: £231.00 Service Charge: £2,200.00  
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.

**OFFER CHECK PROCEDURE -**  
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.

**REMOVAL QUOTES**  
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.

**PROPERTY TENURE**  
Leasehold



| Energy Efficiency Rating                                   |         |           |
|------------------------------------------------------------|---------|-----------|
|                                                            | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B                                                  |         |           |
| (69-80) C                                                  |         |           |
| (55-68) D                                                  |         |           |
| (39-54) E                                                  |         |           |
| (21-38) F                                                  |         |           |
| (1-20) G                                                   |         |           |
| Not energy efficient - higher running costs                |         |           |
| England & Wales                                            | 71      | 78        |
| EU Directive 2002/91/EC                                    |         |           |



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