



Still House

3a Bath Square | Old Portsmouth | Hampshire | PO1 2JL

FINE & COUNTRY

STEP INSIDE

Still House

This individually designed and built house was aptly named as it originally started its life as the Still Tavern, recorded in 1733. The name 'Still' coming from whistling the 'Still' with the Bosuns pipe. Many centuries ago, Spice Island and The Point sat outside the city walls, and at one period there were over 40 Ale Houses and Taverns on the small island point. We understand it was a haunt for fisherman and smugglers as well as a renowned area for the 'press gangs'. In 1882 John Main of the Still Tavern married Elizabeth Long of the East and West Country Public House, also in Bath Square and in 1903 the current waterfronting pub was renamed the Still and West Country House. The 'Still' was used as a store until a company called Reflex specialist printers took over the property remaining there until the mid 60's then it was purchased by John Pounds who re-built two townhouses, one for his daughter and one for his son. In the 1990s Still House had a fourth floor added creating a sitting room and roof top balcony, the kitchen was opened to the breakfast room and the main bedroom was formed from two former bedrooms. Nowadays Still House provides 1438 sq ft of living space

including the car port and is arranged over four floors with outstanding, uninterrupted views of the harbour and over rooftops of the Still and West pub towards the Solent and the Isle of Wight in the distance.

The accommodation comprises; car port, bedroom 2 with en-suite shower room and utility space on the ground floor, the primary bedroom which extends 23' and the large family bathroom on the first floor with an open plan 23' kitchen incorporating dining and seating area to one end and roof top terrace on the second floor with the outstanding sitting room and front facing terrace on the top floor. The property is offered with no forward chain, gas fired central heating, double glazing, two roof terraces, car port (restricted) and of course being located in a primary water fronted position with outstanding views both to the front and rear. Designed to have the primary rooms on the upper floors, this townhouse is a short distance from the Napoleonic ramparts and within easy reach of Portsmouth Cathedral, historic waterfront, the high regarded Portsmouth Grammar School, Sailing Club, the Camber Dock, Ben Ainsley Racing HQ and many restaurants, public





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houses as well as the Arches Development. Living in a 'village' like old town within one of the cities oldest conservation areas, you will be joining an inclusive community, yet being within walking distance of the front door with good commutable links from Portsmouth & Southsea Railway Station to London Waterloo, International Ferry Port and the home of the Royal Navy with its historical dockyard. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to wrought iron bi-folding gates leading to:

CAR PORT: 14'5" x 11'3" decreasing to 6'4" at narrowest point, red tiled flooring and matching skirtings, lighting, raised step, door with lead glazed panels, louvre doored built-in cupboard housing gas and electric meters, main front door with bulls eye frosted leadlight panels leading to:

HALLWAY: Staircase rising to first floor, radiator, door to:

BEDROOM 2: 16'3" x 12'3" irregular in shape with angled walls, double glazed window to front aspect overlooking car port, range of built-in wardrobes with hanging space and shelving, range of

drawers, double radiator, power points, door to large understairs storage cupboard with range of shelving, tiled flooring, further built-in laundry cupboard with washing machine point and space for condensing tumble dryer over, ceiling spotlights.

EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, chrome heated towel rail, close coupled w.c., with twin flush, wooden curved surface with circular wash hand basin and mixer tap with towel rail under, mirror with lighting over, extractor fan, ceiling spotlights, shower cubicle and panelled door, extractor fan.

FIRST FLOOR: Landing with balustrade and wrought iron spindles, radiator, matching staircase rising to upper floor, ceiling spotlights, controls for central heating.

BATHROOM: 14'6" x 8'7" maximum. Fully ceramic tiled to walls, stripped and stained wooden flooring, roll top radiator with chrome towel rail, white suite comprising; double ended panelled bath with wall mounted taps, ceiling spotlights, corner shower cubicle with curved panelled doors, low level w.c., bidet with mixer tap, pedestal wash hand basin with mixer tap, extractor fan.





FULLER'S

THE
STILL
&
WEST

EXIT ONLY

WORTH STREET



THE SPICE ISLAND INN

GREENE KING

Traditional Cask ales
Coffee
Beer garden

No Smoking

BEDROOM 1: 23'0" x 13'2" maximum decreasing to 6'8" at narrowest point. Comprehensive range of bedroom furniture including range of chest of drawers, built-in wardrobes, two with mirror fronted doors, hanging space and shelving, tall chest of drawers, stripped and stained floorboards, double radiator, ceiling spotlights, twin double-glazed door with full height windows to either side leading to Juliette balcony overlooking grounds of the Still and West Public House, Portsmouth Harbour entrance, Haslar Marina and Gosport.

SECOND FLOOR: Landing with matching balustrade and spindles leading directly onto:

OPEN PLAN KITCHEN/DINING ROOM: 23'11" x 14'7" decreasing to 11'1" at narrowest point. Dining area, stripped and stained floorboards, matching balustrade staircase rising to top floor, double glazed window to rear aspect overlooking roof terrace, double radiator, comprehensive range of built-in cupboards/book shelving, ceiling coving and spotlights, twin double glazed doors leading to rear terrace with views over Camber Dock and towards the City of Portsmouth, tall larder built-in storage cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), peninsular style divide with breakfast bar to one side and wine rack with work surface and cupboards under, leading to;

KITCHEN: Comprehensive range of cream fronted wall and floor units with work surface, inset single drainer stainless steel sink unit with mixer tap and cupboard space under, space for slim-line dishwasher, built-in Panasonic microwave with cupboards under and over, two wall mounted units with glazed panelled doors, ceiling coving and spotlights, inset four ring gas hob with oven





under, extractor hood, fan and light over, integrated fridge and freezer with matching doors, ceramic tiled surrounds, power points, matching stripped and stained floorboards, ceiling coving and spotlights, feature tiled bay window to front aspect with outstanding views towards the Still and West Public House grounds, Haslar Marina, Gosport, the harbour entrance.

TOP FLOOR: Opening directly into:

SITTING ROOM: 16'10" maximum x 14'7" Balustrade with matching spindles, pitched roof with painted supports, skylight window to side aspect with views at an angle towards the Spinnaker Tower, double glazed window to rear aspect overlooking the Camber Dock, towards the No.1 Building and the Ben Ainsley Racing Head Quarters, radiator, power points, range of glazed built-in shelving, feature porthole high level window to front aspect, twin double glazed doors with full height double glazed panels to either side leading to roof terrace, stripped and stained floorboards, power points.





ROOF TERRACE: 13'4" x 9'2" decreasing to 6'8" Outstanding views over the roof top of the Still and West opposite towards the Solent, the Isle of Wight, the harbour entrance, Haslar Marina, with far reaching views to Fareham Creek and Portsdown Hill in the distance.

REAR ROOF TERRACE: Accessible from the open plan dining room/kitchen, twin double-glazed doors leading to decked terrace with pergola over and trellis fencing, high level brick retaining wall, shrubs and bushes, cold water tap, views over Camber Dock towards No.1 Building and Portsmouth in the distance.

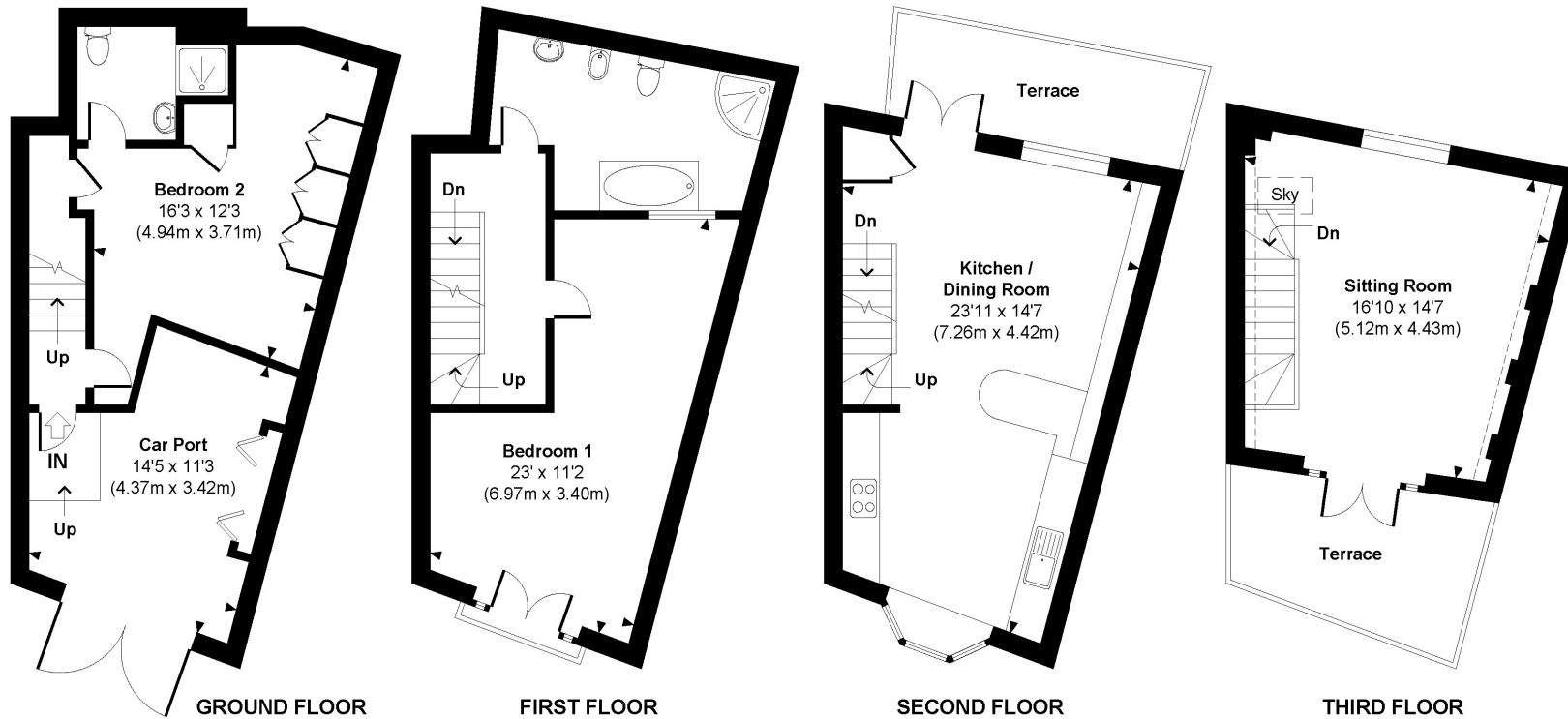
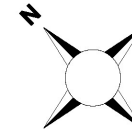
TO FIND THE PROPERTY: From the Grammar School in the High Street continue in a southerly direction towards the Napoleonic Sea wall defences continue straight into Broad Street at the end of the road bear left (one way) into West Street, continue into Bath Square where Still House can be found almost immediately on the left-hand side.

SERVICES: Mains Gas, Mains Electricity and Mains Water.



Still House

Approximate Gross Internal Area
 Main House = 1286 Sq Ft / 119.46 Sq M
 Gar Port = 152 Sq Ft / 14.11 Sq M
 Total = 1438 Sq Ft / 133.57 Sq M
 Includes areas with Restricted room height.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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--- Indicates restricted room height less than 1.5m.



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