



Carlton House

49 St Thomas's Street | Old Portsmouth | Hampshire | PO1 2EZ

FINE & COUNTRY

STEP INSIDE

Carlton House | £595,000 Freehold |

This notable bay fronted town house is laid out over three floors and offers 1744 sq ft of living accommodation as well as being set in the heart of the exclusive 'village within a city'. It has an abundance of character as well as being located within a few yards of the Portsmouth Cathedral, the Royal Garrison Church and the Napoleonic Sea Defences. In buying a Grade II Listed home you are preserving a little slice of history for the next generation and in this instance in an enviable location, this townhouse has the opportunity to capture a home with character and to be based in the centre of the historic and oldest conservation area within this maritime city, an area covered by the original medieval town of Portsmouth, the historic buildings include those listed above along with the Square and Round Towers, it is also an area that is home to Portsmouth's small fishing fleet and fish market at the Camber Docks. There are a selection of restaurants, public houses, the Hot Walls and the highly regarded Portsmouth Grammar School just around the corner, the harbour entrance and Sailing Club are also nearby.

Living in the 'village like' old town within a conservation area you will be joining an exclusive, friendly community, with the city amenities including Gunwharf Quays, the International Ferry Port, Portsmouth Harbour railway station with its links to London Waterloo, all within walking distance. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Sandstone step leading to main front door with brass furniture, glazed panelling over leading to:

HALLWAY: High level built-in cupboard housing gas and electric consumer box, central heating control switch, cloaks hanging area, stripped wooden flooring with coir matted area, radiator, high ceiling with wall uplighter, feature exposed brick painted wall with wooden beam, part glazed panelled door with matching panel over leading to kitchen, door to:

SITTING ROOM: 15'9" x 14'6" measurements do not include feature bow bay window to front aspect with small window panes, wood panelling under, high ceiling, wooden flooring, built-in bookcase with cupboard to one side of chimney breast, central chimney breast with exposed brick inlay and slate hearth and open fire, wooden supporting beam, radiator with cover over, panelled door, dimmer switch.

KITCHEN / DINING ROOM: 18'5" maximum x 14'0" Door to hallway, wooden flooring, staircase with balustrade and rope leading to first floor, recessed book shelf, radiator, high ceiling with wooden beam, comprehensive range of matching wall and floor units with roll top work surface, range of drawers and storage cupboards, under unit lighting, hidden safe, integrated appliances including integrated dishwasher with matching door, deep cupboard housing boiler supplying domestic hot water and central heating (not tested), door, basket style shelving, inset 1½







bowl sink unit with mixer tap and cupboard under, sash window with small glazed panels overlooking conservatory, inset Siemens four ring hob with double oven under, extractor hood, fan and light over, integrated fridge and freezer with matching doors, high level cupboard, recess to understairs storage area with lighting, glazed panelled door leading to:

CONSERVATORY: 13'0" x 9'0" Glass roof with blinds, double glazed wood surround bi-fold doors leading to south easterly facing private rear garden, ceramic tiled flooring, wall light, door to:

WET ROOM: Floor drain away with tiled floor, fully ceramic tiled to walls, concealed cistern w.c with shelf over, storage cupboard to one side, wall mounted wash hand basin with mirror over, heated towel rail, Mira shower, frosted panelled glass roof, ceiling light, extractor fan, Dimplex heater.

FIRST FLOOR: Landing with painted wood panelling, staircase with wrought iron hand made rail & rope rail rising to top floor, ceiling beams.

BEDROOM 2: 14'4" x 11'2" Range of floor to ceiling built-in wardrobes with hanging space and shelving and cupboards over, sash style small pane window to rear aspect, radiator, wood surround with oval wash hand basin, panelled door, wall lights.

BATHROOM: White suite comprising; panelled bath with chrome telephone style mixer tap with separate St. James's shower over with drench style hood, hand rails, folding shower screen, concealed cistern w.c., with shelf over, ceramic tiled surrounds, sash window with frosted panels to rear aspect, wooden plinth with circular wash hand basin, wall mounted taps and cupboards under, panelled door, built-in airing cupboard with hot water cylinder, range of shelving.

BEDROOM 1: 18'5" x 14'6" Central chimney breast with built-in deep wardrobes to either side with hanging space, shelving and low level drawers, wall lights, sash style window with small panes to front aspect with views towards Spinnaker Tower and radiator under, panelled door.





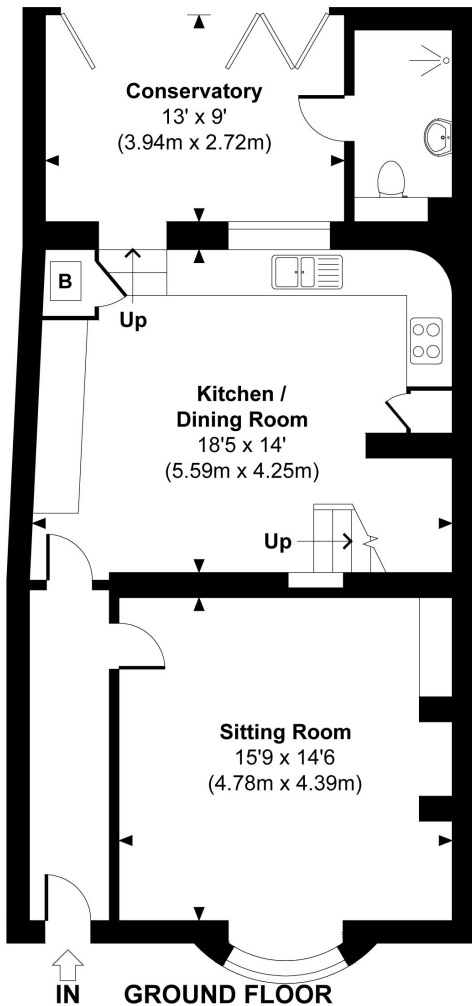
TOP FLOOR: Landing leading to bedroom, skylight window, painted brick wall to one aspect door to studio.

STUDIO: 18'4" maximum x 12'10" Measurements taken from approximately 3'8" off floor level with eaves to front and rear ceiling with a central ceiling height of 10'0", exposed wooden supporting beams, high level small pane window to front aspect with views towards Spinnaker Tower, range of book shelves to three walls, skylight window to rear aspect, ceiling lights, access to storage eaves, radiator.

BEDROOM 3: 16'4" x 9'6" Measurements taken from approximately 2'4" off floor level with eaves to front and rear ceilings restricting headroom, maximum central ceiling height 7'3", double glazed small paned dormer window to rear aspect, radiator, recess with original surround fireplace and cast iron grate, exposed beams to one wall.

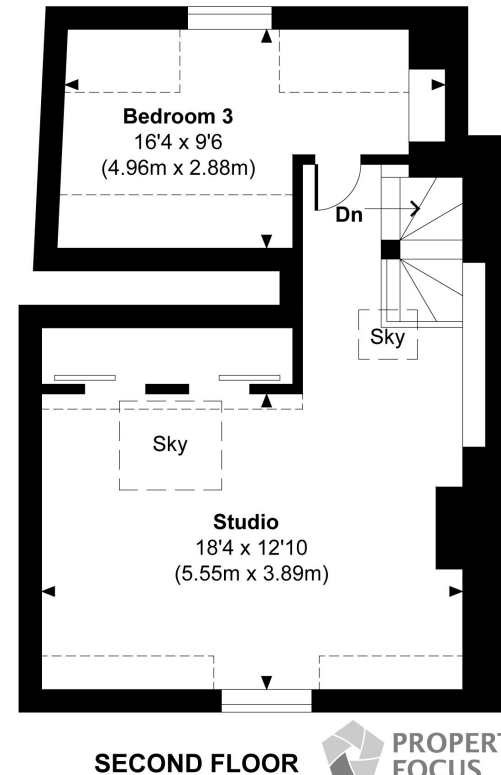
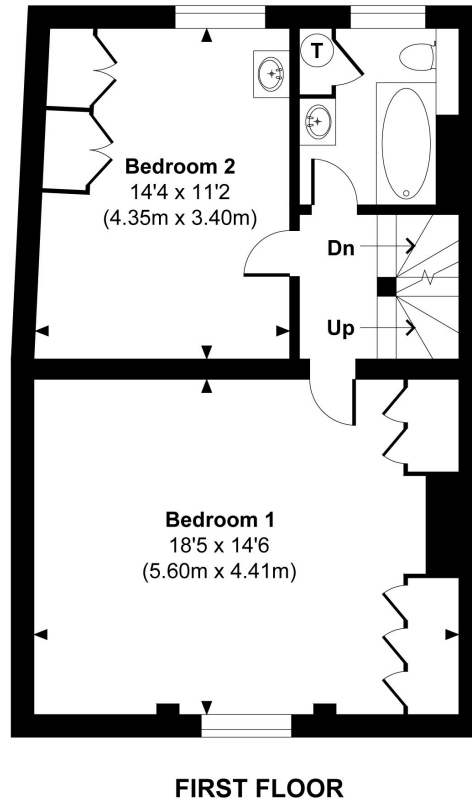
OUTSIDE: To the rear, accessible from the conservatory is an enclosed south easterly facing private courtyard style low maintenance garden, laid to tiles with high painted walls, cold water supply.





Carlton House

Approximate Gross Internal Area
Total = 1744 Sq Ft / 162.00 Sq M
Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

TO FIND THE PROPERTY: Travelling along the High Street in a southerly direction towards the Square Tower take the first road on the right hand side before the Cathedral into Lombard Street, turn right into St Thomas's Street where Carlton House can be found a short distance along on the right hand side.

AGENTS NOTES:

There is the opportunity to purchase, (by separate negotiation) a garage locally, this is held under separate title.

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



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