



6 Merchants Row

Old Portsmouth | Hampshire | PO1 2PL



STEP INSIDE

6 Merchants Row | £850,000 | Freehold

This well presented, bright, spacious modern but characterful three storey townhouse which overlooks the harbour entrance, is ideally located within the heart of the highly sought after conservation area of historic Old Portsmouth. From the first and second floor front windows of the property are expansive views of the Camber Dock, Spinnaker Tower and Gunwharf Quays.

The property has the bonus of an integral double garage and additional car parking space. The enclosed courtyard garden at the rear is secluded and a real sun trap. The old fishing harbour, the fish market and the Portsmouth Sailing Club are close by as are a collection of restaurants, public houses and the Gunwharf Quays retail and social entertainment facilities. Portsmouth Harbour railway station providing commuter links to London Waterloo is within easy reach.

The 1806 Sq. Ft of living space is arranged over three floors and comprises:

Ground Floor - Hallway, cloakroom, utility room, bedroom 4, guest room with en-suite shower room. integral double garage.

First Floor - Spacious double aspect living room, dining room and kitchen.

Second Floor - Three double bedrooms, (Master bedroom with en-suit shower room) and family bathroom. Offered with gas fired central heating, double glazing and floor coverings throughout.

ENTRANCE: To the front of the property is a brick paviour area leading to integral garage, to the right hand side is an angled shingled parking space with brick pillars and wrought iron fencing, mature tree and bushes. Covered porch, external gas and electric meter cupboards, main front door with glazed panels with frosted panels to one side leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard, glazed panelled door leading to rear garden, textured ceiling with coving, doors to primary rooms and integral garage, radiator, alarm panel.

CLOAKROOM: Low level w.c., wall mounted wash hand basin with tiled splashback with mirror over, textured ceiling, high level double glazed window to front aspect, electric consumer box, radiator.

UTILITY ROOM: 6'9" x 5'1" Tiled flooring, double glazed window to rear aspect, wall mounted boiler supplying domestic hot water and central heating (not tested), work surface with cupboards under, single drainer stainless steel sink unit with mixer tap, tiled surrounds, radiator, plumbing for washing machine.

BEDROOM 4: 9'8" x 8'5" increasing to maximum 17'4" angled to one wall. Twin double glazed windows to rear aspect with radiator under, wood laminate flooring, door leading to:







EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with glazed door, wash hand basin with mixer tap, radiator, double glazed frosted window to front aspect vinyl flooring.

INTEGRAL GARAGE: 16'6" x 15'0" maximum, angled to one corner, up and over double door, power points, door to hallway.

FIRST FLOOR: Landing with balustrades, staircase rising to top floor, doors to primary rooms, central heating control switch.

SITTING ROOM: 25'0" x 12'3" increasing to maximum 17'4" angled to one wall. Twin double glazed doors leading to "Juliette" balcony with view over Camber Dock, double glazed window to rear aspect, two double radiators, double glazed bay window to front aspect with views towards Spinnaker Tower, the Bridge Tavern and the Camber Dock, twin panelled doors leading to hallway, arched opening leading to:

DINING ROOM: 11'7" x 8'2" Twin double glazed windows to front aspect with views towards Spinnaker Tower, the Bridge Tavern and the Camber Dock with radiators under, door to landing.

KITCHEN: 11'7" x 6'10" Comprehensive range of white fronted wall and floor units with roll top work surface, inset single drainer sink unit with mixer tap, two wall mounted units with glazed panelled doors, wine rack, panelled door, ceramic tiled surrounds, double glazed windows to rear aspect, integrated fridge with matching door, inset four ring ceramic electric hob with oven under, extractor hood, fan and light over, vinyl flooring.

TOP FLOOR: Landing with balustrade, access to loft space, built-in double doored airing cupboard housing hot water cylinder, textured ceiling with coving.

BEDROOM 3 : 11'5" x 8'2" Twin double glazed windows to front aspect with views over the Camber Dock, the Bridge Tavern, towards the harbour entrance and Spinnaker Tower, two radiators, textured ceiling, panelled door.





FAMILY BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment, fully ceramic tiled to floor and walls, pedestal wash hand basin with mixer tap, close coupled w.c., double glazed frosted window to rear aspect, radiator, panelled door.

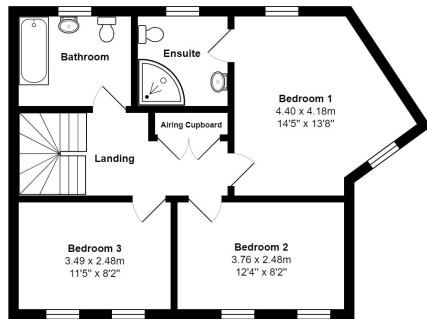
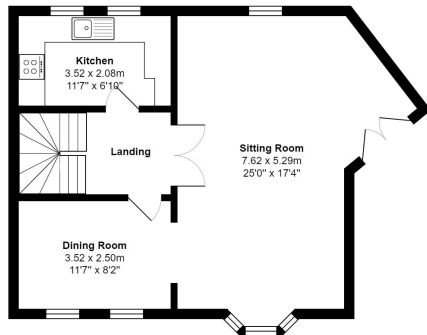
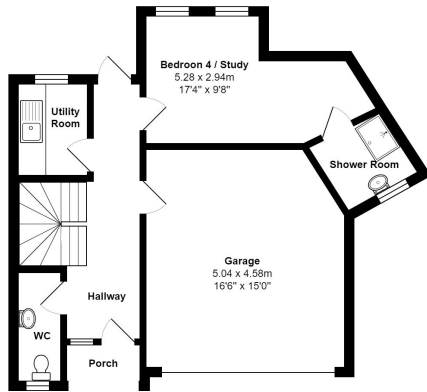
BEDROOM 2: 12'4" x 8'2" Twin double glazed windows to front aspect with views towards the Bridge Tavern, Spinnaker Tower, harbour entrance and the Camber Dock, two radiators, panelled door.

BEDROOM 1: 14'5" maximum decreasing to 9'6" x 13'8" angled to one wall. Double glazed window to front aspect overlooking the Camber Dock, two radiators, double glazed frosted window to rear aspect, panelled door, textured ceiling, door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle with curved glazed doors, close coupled w.c., pedestal wash hand basin with mixer tap, radiator, double glazed frosted window to rear aspect, panelling to walls.

OUTSIDE: To the rear is a walled patio style garden.





Total Area: 167.8 m² ... 1806 ft²
 All measurements are approximate and for display purposes only



TO FIND THE PROPERTY: Travelling along Clarence Parade in an easterly direction, continue straight over the roundabout into Pembroke Road, bear left at the end opposite the Cathedral into the High Street, bear to the right into Broad Street, turn immediately right into White Hart Lane (no through road), where No.6 can be found on the right hand side.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](#)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	81
England & Wales	EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

