



The True Blue | 37 Broad Street

Old Portsmouth | Hampshire | PO1 2JD





# STEP INSIDE

The True Blue | £650,000 | Freehold

The True Blue, No.37 Broad Street has an interesting past with records showing that it was a public house in 1823, 18 years after the death of Admiral Lord Nelson, it was one of an outstanding & staggering number of properties in the area that were used as public houses / taverns in that period. Today it still stands out from the crowd with a blue frontage, parapet wall and pitched roof over, which hides a balcony, which in turn provides views towards Gunwharf Quays and the Spinnaker Tower; a different skyline from the 1800's. Today and after many improvements the property offers 1648 sq ft of living space arranged over three primary levels, although it has designated areas the property has an open plan feel with the sitting room opening into a dining room which in-turn leads into the kitchen with a lantern light roof, a utility cupboard, doors lead out to a compact courtyard garden with hanging floor wall. On the first floor is a substantial 16' bedroom, feature bathroom and fourth bedroom with two further bedrooms, one having a ladder style staircase leading to a sleeping area and shower room on the top floor, off the second bedroom is a narrow balcony ideal for the morning coffee as it faces in an easterly direction.

The True Blue is close to the historic harbour entrance, within a few minutes' walk of the sailing club, Camber Dock, many restaurants and public houses as well as the fortified Napoleonic sea defences, high regarded schools including the Portsmouth Grammar School and the High School are both nearby. In recent years the Napoleonic defences have been changed to create the Arches, with small independent shops, galleries and tea room. Having the fish market nearby and being located in an historic conservation area, this home

represents a rare opportunity to purchase a unique, historic home. Years ago small taverns close to the island point were understood to be the haunt for fishermen and smugglers as well as the renowned area for the 'press gangs', thankfully those days have gone and today Old Portsmouth it is a very desirable area to live in.

**ENTRANCE:** Main front door with leadlight frosted panel leading to:

**HALLWAY:** Part tongue and groove panelling to half level on one wall, quarry tile flooring, built-in cloaks cupboard with panelled door, hanging rail and shelf over.

**SITTING ROOM:** 15'9" x 13'0" measurements to dividing doors leading directly into dining room and kitchen, overall depth of adjoining rooms 41'6".

Sash windows to front aspect with plantation shutter blinds, flagstone flooring, central chimney breast with brick surround and wooden mantle, built-in dresser style storage cupboard to one side, further brick surround fireplace with log burner (not tested), panelled door leading to hallway, folding doors leading to:

**DINING ROOM INC. KITCHEN:** 22'2" x 11'8" increasing to maximum 13'8" Dining room: (12'8" x 11'8") Flagstone flooring, understairs storage area, staircase with rope hand rail leading to first floor, exposed brick walls with exposed beams.

Large walk-in utility cupboard: Part panelling to wall, matching flooring, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), washing machine point.

**Kitchen:** (13'8" x 11'11") Comprehensive range of floor to ceiling units with range of pan drawers,













glass splashback, four ring gas hob with pan drawers under, integrated fridge, freezer and dishwasher with matching doors, eye-level Bosch oven and grill with storage cupboards over and under, feature lantern light roof with spotlights, central island incorporating 1½ bowl sink unit with mixer tap, range of pan drawers and cupboards under, wine cooler, glass breakfast bar to one end, full height range of cupboards to one wall with central shelf and glass splashback with spotlights, matching flagstone flooring, sash window with twin doors to one side leading to rear garden.

FIRST FLOOR: Landing with exposed bricks, wooden architraves, staircase with rope hand rail rising to top floor, built-in storage cupboard, doors to primary rooms.

BEDROOM 1: 16'0" x 15'5" Range of built-in furniture including wardrobes, bedside cabinets and over bed book shelving and storage, twin sash windows to front aspect with roll top radiators under, painted panelling on two walls with central chimney breast with exposed bricks and recess, wall lights.

BEDROOM 4: 12'4" maximum x 7'9" max. Window to rear aspect with roll top radiator under, panelled door, range of built-in wardrobes to one wall with hanging space and shelving, undulating floor lines with stripped and stained floorboards.

FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap, separate shower over with drench style and shower attachment, folding shower screen, ceramic brick style tiling, panelling to ¾ wall level, low level w.c., wash hand basin with mixer tap and range of drawers under, roll top radiator with brass towel rail over, sash frosted window to rear aspect, tiled flooring.

TOP FLOOR: Landing with skylight window, access to storage loft space.

BEDROOM 2: 16'7" x 10'0" increasing to maximum 13'0". Dormer windows with twin doors leading to roof terrace, wooden flooring, painted wood panelling to walls, central chimney breast with cast iron surround fireplace, built-in shelving and drawers to one side with wardrobes to the other with hanging space and shelving, ceiling spotlights, wooden skirting boards, roll top radiator.

ROOF BALCONY: Views towards No.1 Building, Spinnaker Tower at an angle.







**SHOWER ROOM:** Shower cubicle with sliding door, window to rear aspect, concealed cistern w.c., tile wood effect flooring, panelled door, circular wash hand basin with mixer tap, tiled surrounds, mirror, shaver point and light.

**BEDROOM 3:** 11'8" x 9'5" Sash wood surround dormer window to rear aspect, ceiling spotlights, wooden flooring, panelled door, hanging area with step ladders leading to:

**MEZZANINE LEVEL / LOFT ROOM:** 11'2" x 10'10" restricted in height to maximum 5'0" into ridge, skylight window, access into loft storage space.

**OUTSIDE:** To the rear is a courtyard garden with planter wall, quarry tiled flooring, range of storage cupboards and bin storage area, glazed panelled door.

**AGENTS NOTES:**

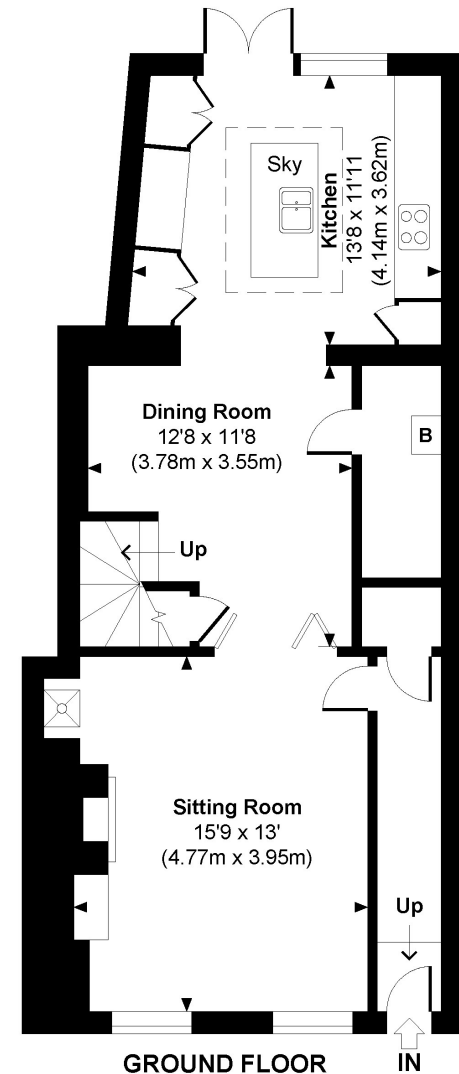
Council Tax Band E - Portsmouth City Council

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

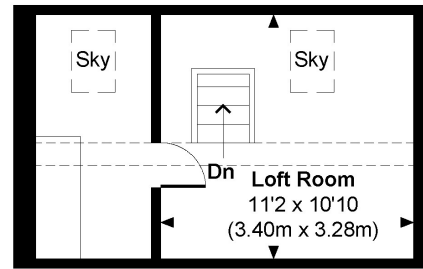
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



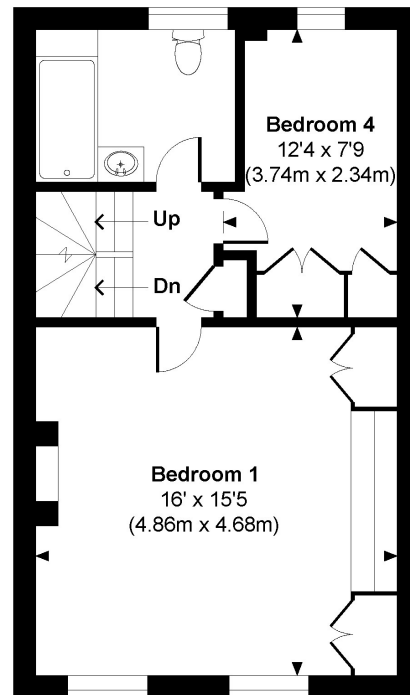




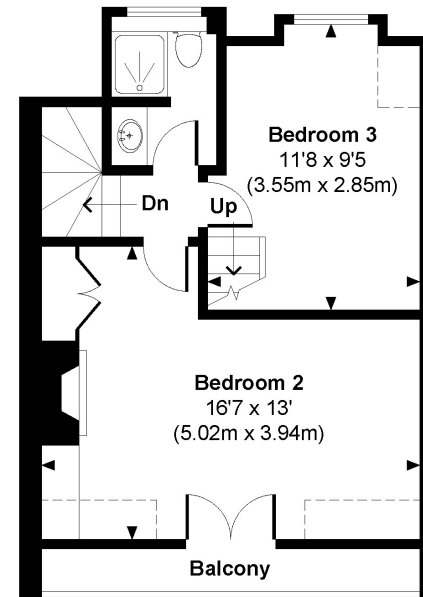
GROUND FLOOR



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

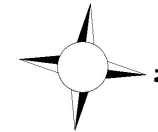


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## True Blue

Approximate Gross Internal Area  
Total = 1648 Sq Ft / 153.12 Sq M  
Includes areas with Restricted room height.



TO FIND THE PROPERTY: Travelling along the High Street towards the waterfront continue into Broad Street, continue around the one way system past the former B.A.R Headquarters on the right hand side leading to the cobbled section of Broad Street, where No.37 can be found on the left hand side just after turning into Broad Street (one way).

Indicates restricted room height less than 1.5m.



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.





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