



Anson House | 69 High Street

Old Portsmouth | Hampshire | PO1 2HH



STEP INSIDE

Anson House | £800,000 | Freehold

Anson House is located on a prominent corner plot and considered to be a home of local significance with two balconies to the front with outstanding views over the Napoleonic defences towards the Solent and Isle of Wight in the distance, there is also a large terrace at rear above the garage. The accommodation is versatile with 1427sq ft of living space arranged over three primary floors, having dual aspect this three storey townhouse has a light and airy feel with an abundance of natural light streaming into the primary rooms. Being set back from the waters edge the property has many benefits and is located in a conservation area with an extensive historic naval background. Old Portsmouth is considered by many to be village within a city, within a few minute's walk to the harbour entrance, the old fishing harbour, (Camber Dock), the fish market, sailing club, a range of restaurants, public houses and the Arches studios, it is also very close to the Gunwharf Quays retail and social entertainment facilities, Portsmouth Harbour railway station which provides commutable links to London Waterloo as well as the International Ferry Port and home of many cruise liners.

The versatile accommodation comprises: hallway, shower room, utility room, garage on one ground floor wing, with the other wing having a sitting / dining room,

bedroom area, bathroom, kitchen and second doorway opening onto Broad Street / High Street. On the first floor are two bedrooms, one leading onto a large roof top terrace to the rear and the other to a private balcony which overlooks the Square Tower and Solent, also on this level is a shower room. On the top floor is the kitchen and a large sitting room with doors onto a balcony with outstanding views. Offered with gas fired central heating, double glazing (where stated) a garage and fitted floor coverings throughout, early internal viewing of this imposing corner home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Entrance from White Hart Road, wrought iron soldier railings with central double gates leading to flagstone forecourt with shingled borders to either side, black main front door with chrome furniture leading to:

KITCHEN 2: 11'0" x 3'8" increasing to 5'5" maximum. Windows to front aspect with plantation shutter blinds overlooking the Square Tower, range of wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, vinyl flooring, radiator, range of shelving, gas cooker point, ceiling spotlights.







FIRST FLOOR: Landing with staircase rising to upper floor, doors to primary rooms, built-in cupboard housing hot water cylinder and range of shelving.

SHOWER ROOM: Window to front aspect overlooking balcony towards the Square Tower, concealed cistern w.c. with glazed shelving and mirror over, corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, tiled flooring, radiator with chrome towel rail over, wash hand basin with mixer tap and cupboards under, panelling to dado rail level, extractor fan.

BEDROOM 1: 13'6" x 13'0" max. Large bay window to side aspect overlooking Broad Street and White Hart Road and Napoleonic defences, built-in double doored wardrobe with hanging space and shelving, contemporary chrome style radiator, wood laminate flooring, half-glazed panelled door leading to:

BALCONY 1: 17'2" x 6'2" maximum, decreasing to 3' at narrowest point. Ornate cast iron balustrade and iron works over, outstanding views between Battery Row and Square Tower towards the Solent and Isle of Wight in the distance, further views towards the Napoleonic sea Forts.

BEDROOM 2: 10'7" x 9'3" maximum, decreasing to 7'0" Built-in double doored wardrobe to one wall with hanging space and shelving, further shelving to one side with radiator under, window overlooking Broad Street and Napoleonic defences, wood flooring, half-glazed door leading to:

ROOF TERRACE: Measuring approximately 23'4" x 16'1" angled to one side with wrought iron railings, overlooking White Hart Road and towards the Napoleonic defences.

TOP FLOOR: Mezzanine landing with window to rear aspect, high level built-in shelving, balustrade and storage area leading directly into:

SITTING ROOM: 19'9" x 13'0" Stripped and stained floorboards, radiator with cover over, ceiling coving, central feature surround fireplace with pebble inlay with full height glazed twin doors to either side leading to





roof terrace 2, feature large bay window overlooking Broad Street and White Hart Road with outstanding views over the Napoleonic defences towards the harbour entrance, HMS Haslar, the Isle of Wight and the Solent, twin doors leading to kitchen, dimmer switches, ceiling coving.

KITCHEN: 10'6" x 7'0" maximum. Range of white fronted wall and floor units, inset single drainer sink unit with mixer tap, space for slimline dishwasher, window overlooking harbour entrance, window to rear aspect, inset four ring gas hob with stainless steel splashback, extractor hood, fan and light over, space for free standing fridge/freezer, eye-level Zanussi double oven and grill with storage cupboards over and under, one wall mounted unit housing boiler supplying domestic hot water and central heating not tested, door to landing, vinyl flooring, range of drawer units, ceiling spotlights.

BALCONY 2: 17'2" x 6'0" decreasing to 3'0" at narrowest point. Wrought iron railings with wooden balustrade over, outstanding views over Napoleonic sea defences towards the harbour entrance, the Square Tower and Battery Row towards Spit Bank Fort and the Isle of Wight in the distance.



Anson House

Approximate Gross Internal Area
 Main House = 1297 Sq Ft / 120.50 Sq M
 Garage = 130 Sq Ft / 12.11 Sq M
 Total = 1427 Sq Ft / 132.61 Sq M

TO FIND THE PROPERTY: Travelling along the High Street in a southerly direction passing Grand Parade on the left hand side, bear right into Broad Street opposite the Square Tower where No.69 can be found on the right hand side on the corner of White Hart Road.

AGENTS NOTES:

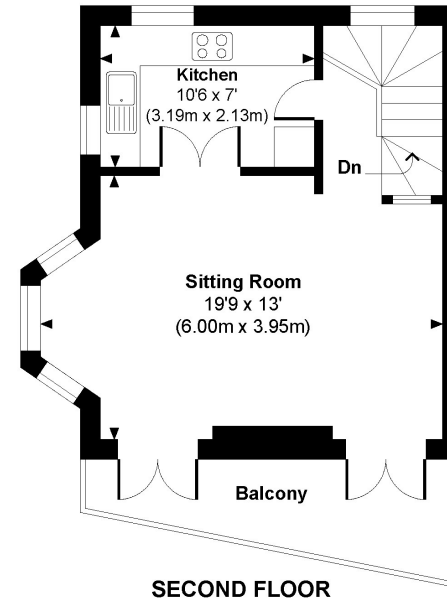
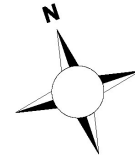
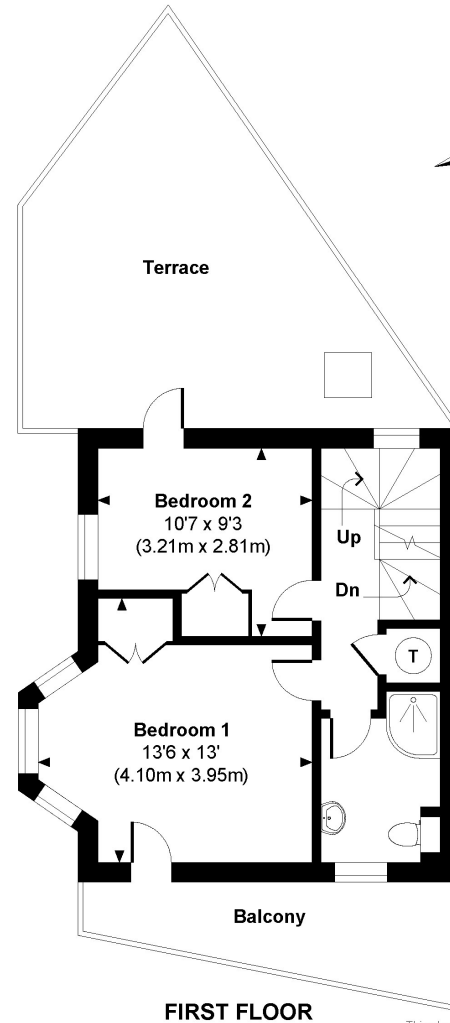
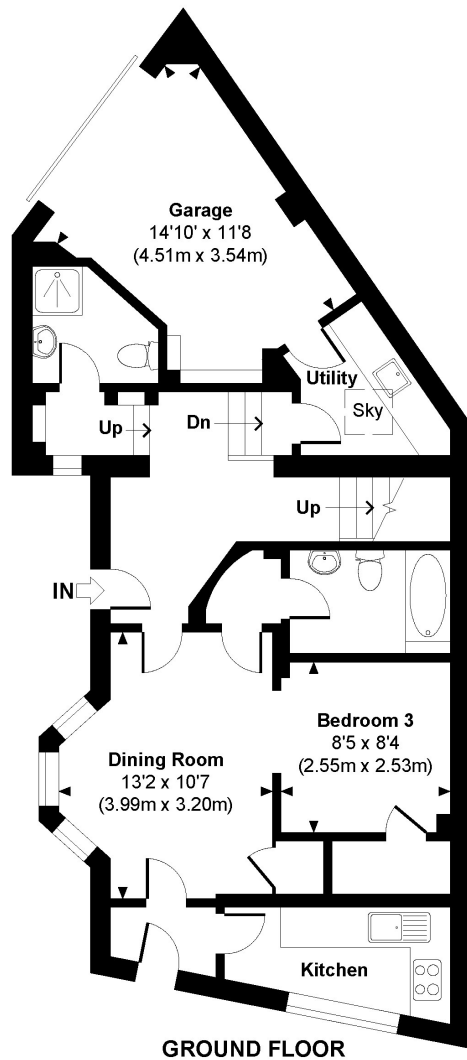
Council Tax Band F - Portsmouth City Council

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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

