



60 High Street

Old Portsmouth | Hampshire | PO1 2 LU

FINE & COUNTRY

STEP INSIDE

60 High Street | £1,150,000 | Leasehold

If only properties could tell us a story of times past, I wonder what this majestic Grade II Listed property would tell us about the past. It is located in the High Street of Old Portsmouth, on a prominent corner position, being steeped in history, the imposing building was formerly a bank with records dating back to the 17th Century and many of the original features have been retained along with the internal lustre and grandeur which have been captured and enhanced by the current owners. The versatile accommodation provides 2058 sq ft of living space and is arranged over two floors, from the lobby is a 23' hallway leading to the dining room, study/strong room, cloakroom, kitchen and an elegant 19' drawing room with its unique barrel-vaulted ceiling and views over Grand Parade. On the first floor is a shower room, three double bedrooms all having outstanding views over Grand Parade towards the Solent, the master bedroom has an en-suite bathroom.

Old Portsmouth is known locally as the 'village within a city' and No.60 is settled in the heart of the village, being 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

and high regarded schools. In recent years the Napoleonic defences have been changed to create the Arches, with small independent shops, galleries and tea rooms. Located in an historic conservation area, this home provides the rare opportunity to purchase a unique, historic home. Viewing of this impressive home is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

ENTRANCE: Wide steps with wrought iron railings and hand rails leading to large main front door with brass furniture leading to:

LOBBY: Coir matting, main front door with brass furniture and doorbell leading to:

HALLWAY: 22'3" x 6'1" High ceiling with coving, range of floor to ceiling built-in cupboards and storage units to one wall, panelled doors to primary rooms including twin vaulted cast iron doors leading to study, balustrade staircase rising to first floor with understairs cupboard housing space for tumble dryer with lighting and shelving, radiator with cover.

DINING ROOM: 12'2" x 11'4" Dual aspect 8ft high sash windows to front and side aspect with shutters and views over Grand Parade towards the Napoleonic sea defences with radiators covers over, high ceiling with coving, high skirting boards, brass dimmer switches.







CLOAKROOM: Low level w.c., electric panel heater, sash window to side aspect with plantation shutter blinds, wall mounted wash hand basin with tiled splashback.

STUDY / STRONG ROOM: 8'4" x 7'7" Originally the strong room dating back to when the building was a bank with original vault steel doors, feature curved ceiling with spotlights, unique painting on the facing wall of the building in the style of a window opening (commissioned by a local artist), shelving, wooden flooring with hatch leading to basement.

KITCHEN: 12'5" x 9'1" High ceiling with cornicing and coving, 8ft sash window to side aspect overlooking Grand Parade, comprehensive range of matching wall and floor units, cream granite work surface, integrated dishwasher with matching door, ceramic tiled surrounds, under unit lighting, two wall mounted units with glazed panelling and glass shelving, inset 1½ bowl stainless steel sink unit with three way mixer tap with filter water system, raised breakfast bar area, eye-level double oven and grill with cupboards over and under, space for free standing fridge/freezer, wooden flooring with kick plate heating.

DRAWING ROOM: 19'3" x 17'0" Feature vaulted ceiling measuring approximately 12'7" in height with ornate coving and cornicing, central recessed chimney breast with gas fire and marble surround, two feature arched display shelves to either side, remote controlled standard lighting, 8ft sash windows to side aspect overlooking Grand Parade with shutters, high skirting boards, wall lights.

FIRST FLOOR: Split level landing with high level window to side aspect, steps leading to primary landing with balustrade, high ceiling with coving, built-in double door with arch over serving access onto the communal rear staircase, radiator with cover, feature arched ceiling with high level picture rail, panelled doors to primary rooms.

BEDROOM 1: 16'0" x 11'8" Dual aspect sash windows with shutters to front and side aspects with views over Grand Parade towards Square Tower and The Solent, radiators with covers, high ceiling with coving, door to:





EN-SUITE BATHROOM: White suite comprising: double ended bath with mixer tap and shower over, folding shower screen, extractor fan, ceiling spotlights, ceramic tiled surrounds, tiled flooring, high ceiling with coving and cornicing, shaver point, feature two legged ceramic wash hand basin with mixer tap, frosted glazed window to front aspect with shutters and radiator under, low level w.c.

SHOWER ROOM: Fully ceramic tiled to floor and walls, shower area with curved screen and drying area to one end, pedestal wash hand basin, low level w.c., extractor fan, ceiling coving, heated towel rail, built-in airing cupboard with Mega-Flow hot water cylinder.

LOFT: Same size as the shower room with light and access extendable ladder.

BEDROOM 3: 14'4" x 13'8" Sash windows to side aspect overlooking Grand Parade with views over Napoleonic sea defences towards the Solent and Isle of Wight in the distance in one direction and towards HMS Haslar in the other direction, comprehensive range of built-in bedroom furniture including wardrobes with hanging space and shelving, high vaulted ceiling with coving and cornicing, picture rail, radiator, door interlinking to bedroom two.

BEDROOM 2: 17'0" x 12'5" Two sash windows with shutters to side aspect overlooking Grand Parade with far reaching views over Napoleonic sea defences towards the Solent and Isle of Wight in the distance, two radiators, built-in and five built in wardrobe with hanging space and shelving, vaulted ceiling with coving, panelled door.

SHARED CELLAR ROOM: Communal area – From the side of the property on Grand Parade is a wrought iron gateway providing pedestrian access to raised area for bins and door leading to staircase with balustrade rising to upper floor and door to No. 60, door to basement with painted steps leading down to comprehensive range of store rooms with restricted ceiling height, lighting and power, restricted by pipework however forming a number of rooms, the average ceiling height for these rooms is 5'5".

ROOM 1: 17'0" x 15'3" Wall mounted boiler supplying domestic hot water and central heating (not tested), gas meters, lighting.

ROOM 2: 10'7" x 9'1" Cast iron vaulted door. Designated room for No. 60a.

ROOM 3: 13'5" x 11'5" Feature arched room with exposed brick work, cold water stop cock. Designated room for No. 60.

High Street

Approximate Gross Internal Area
Total = 2058 Sq Ft / 191.15 Sq M



GROUND RENT:

£1 per annum if requested.

MAINTENANCE:

Shared on a 50/50 basis.

TENURE:

Leasehold 719 years from 25th December 1972 with 640 year remaining.

AGENTS NOTES:

Council Tax Band D -

Portsmouth City Council

Broadband – ASDL/FTTC

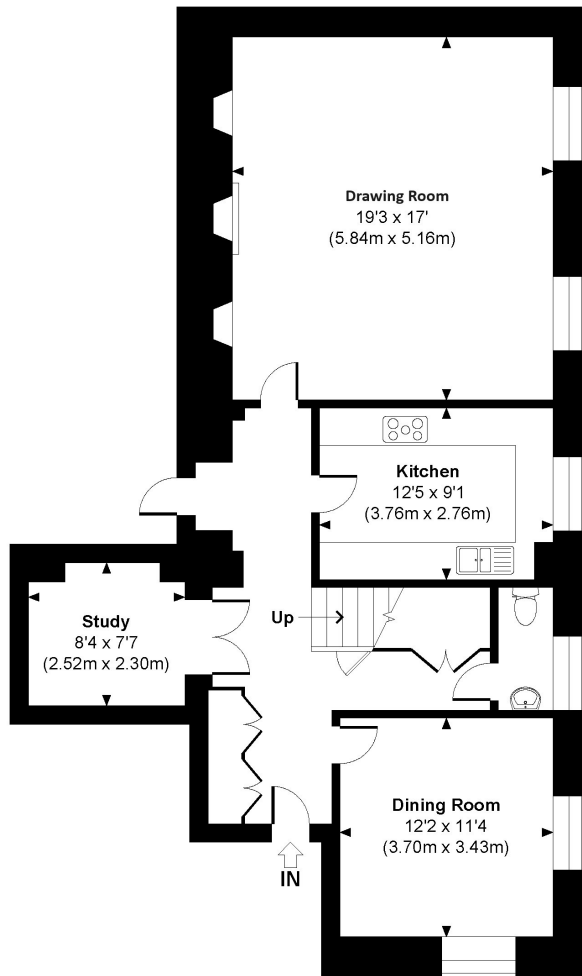
[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

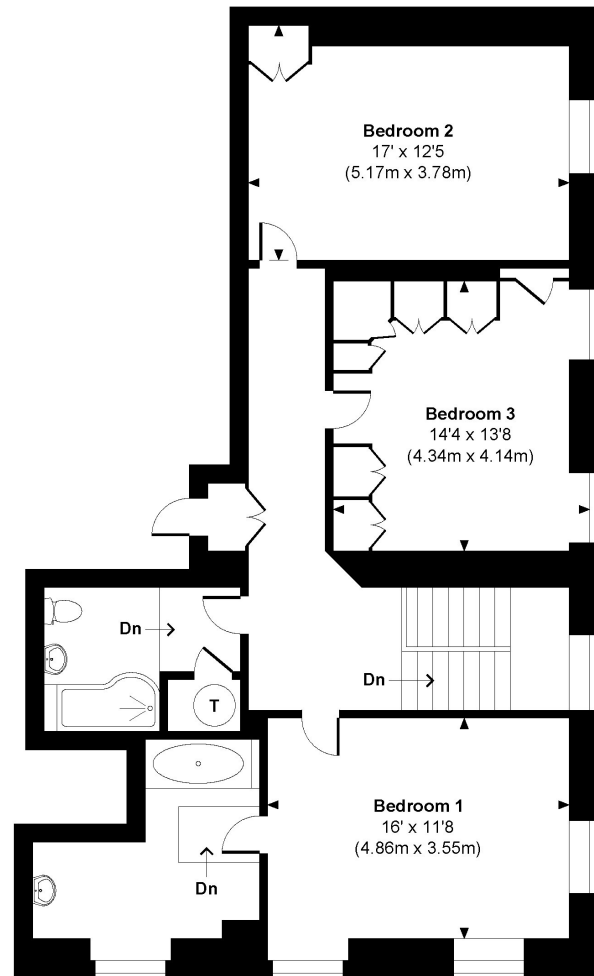
[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)

TO FIND THE PROPERTY:

Travelling along the High Street towards the waterfront, No.60 can be found on the corner of the High Street and Grand Parade.



GROUND FLOOR



FIRST FLOOR

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