



23 Teapot Row

Clocktower Drive | Southsea | Hampshire | PO4 9YA

FINE & COUNTRY

STEP INSIDE

23 Teapot Row | £650,000 | Leasehold

Teapot Row is a landmark Grade II Listed building which forms part of the former Royal Marines Barracks and was once occupied by the General and his senior officers before being converted into twenty-three apartments in 1995. The apartment is located on the top floor level and provides 1344 sq ft of living space with the 23' living / dining room, having dormer windows with outstanding views over the Solent, bedroom one has an en-suite bathroom and panoramic views to the west and to the rear are views over the cities rooftops towards Portsdown Hill in the distance. The second bedroom, study area and shower have similar views. The apartment also has the benefit of access into an amazing brick arched loft storage space. Adjacent to the living room is a bespoke designed 15' kitchen / breakfast room with dormer windows to the front and far-reaching views over the Solent. Investing in such an apartment, you are buying more than just a home in an enviable position and impressive building, you are also preserving a little slice of history for the next generation. Considered by many to one of the most sought-after locations along the Victorian Promenade, the imposing five storey, extensive character terrace is approached by remote control gates leading to an impressive T shaped driveway which wraps around to the side and rear of the building where there are allocated residents and guests parking bays. The owners also have access to the communal grounds and private fort garden. The rooms have an airy feel with natural light from all aspects.

Since this highly regarded conversion was completed there have been few of the apartments on the market, therefore this is an extremely rare opportunity for those looking for one level living.

The apartment is offered with two allocated car parking spaces, central heating, secondary glazing and fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: The building is approached by security remote controlled gates from Southsea Esplanade leading to an impressive drive which wraps around to the side and rear of the building. There are individual entrances which serve four apartments each. No. 23 has two allocated car parking spaces at the side alongside allocated guests car parking facilities. The main entrance to this wing is via a wide original stone staircase with plaque depicting Portsmouth Society 1996 Best Restoration. Twin glazed storm doors leading to:

VESTIBULE: Quarry tiled flooring, internal main front door, security entry phone system, door leading to:

COMMUNAL HALLWAY: High ceiling with coving, ceiling roses, lighting, allocated letter boxes, staircase and lift to all floors.

TOP FLOOR: Landing with balustrade overlooking stairwell, access to communal loft space, ceiling coving, main front door with brass furniture leading to:

LOBBY: Ceiling coving, radiator, fire alarm system, low level built-in cupboard housing electric consumer box, alarm panel, square opening leading to:







HALLWAY: L shaped, wood flooring, ceiling coving, wired-in alarm, central heating control switch, dado rail, radiator, doors to primary rooms, deep airing cupboard housing hot water cylinder, range of shelving and gas meter, access via extendable ladder to substantial loft space, boarded with feature brick arches and extensive storage space.

KITCHEN / BREAKFAST ROOM: 15'10" x 15'3" Twin dormer secondary double glazed sash windows to front aspect with outstanding views over the promenade towards the Solent and Isle of Wight beyond, comprehensive range of bespoke hand made wall and floor units with wood block work surface, Twyford butler style sink with mixer tap and wood block drainer to one side, range of drawer units, integrated dishwasher with matching door, raised breakfast bar with cupboards under on one side, integrated washing machine with matching door, tiled surrounds, ceiling spotlights, free standing SMEG range cooker with tiled splashback, extractor hood, fan and light over, laminate tile effect flooring, matching SMEG fridge/freezer, range of drawer units and wine rack, ceiling coving and spotlights, radiator, entry phone system, dimmer switches.



LIVING ROOM INC. DINING AREA: 23'10" decreasing to 15'2" x 16'3" decreasing to 10'10" at narrowest point.

LIVING ROOM; ceiling coving and spotlights, radiator, door to hallway, three dormer sash secondary double glazed windows to front aspect with outstanding views over the Victorian promenade towards the Solent and the Isle of Wight, two radiators, steps leading up to:

RAISED DINING AREA: Wooden flooring, radiator.

CLOAKROOM: Radiator, extractor fan, ceiling coving and spotlights, low level w.c., pedestal wash hand basin with mixer tap, ceramic tiled to half wall level, large mirror to one wall, tile effect flooring



BEDROOM 1: 16'3" x 14'10" Twin dormer sash style windows to rear aspect with secondary double glazing and outstanding views over rooftops towards the City and Portsdown Hill in the distance, range of sliding doored built-in wardrobes to one wall with hanging space and shelving, panelled door, radiators, door to:





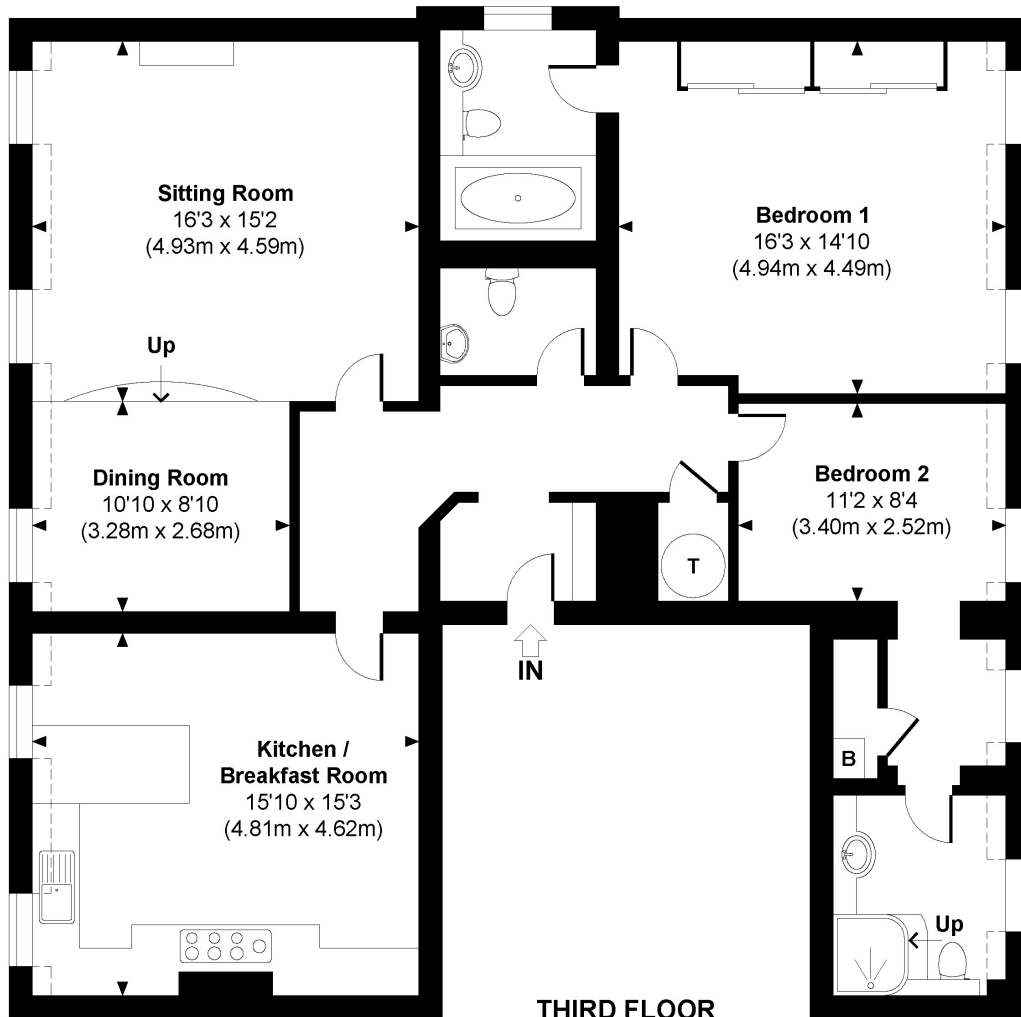
EN-SUITE SHOWER ROOM: 8'9" x 6'6" Recently refitted suite comprising; walk-in shower cubicle with drench style hood, concealed cistern w.c., wash hand basin with vanity storage below, large mirror with integrated light, chrome heated towel rail, ceramic tiles to floor and walls, sash window to side aspect with secondary double glazing with outstanding views over Eastney towards the Isle of Wight, Napoleonic Forts and the City of Portsmouth.

BEDROOM 2: 11'2" x 8'4" Dormer sash window with secondary double glazing to rear aspect with outstanding views of the Clock Tower and over rooftops towards Portsdown Hill in the distance, radiator, ceiling coving, panelled door, power points, panelled opening leading to:

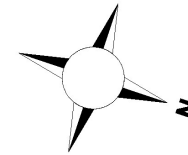
STUDY AREA: 5'3" x 5'0" Radiator, built-in storage cupboard with range of shelving and wall mounted Glow-worm boiler supplying domestic hot water and central heating (not tested), hanging rail, dormer sash window with secondary double glazing to rear aspect with views toward the Clock Tower and over roof tops towards Portsdown Hill in the distance, deep panelling and door leading to:

BATHROOM: Newly refitted with Japanese style soaker tub with shower over, floating wash hand basin with vanity drawers under and mirror with lighting over, low level w.c., radiator, ceramic tiles to floor and walls, dormer sash window with secondary window to rear aspect with views towards the Clock Tower and over roof tops towards Portsdown Hill in the distance.





Teapot Row
 Approximate Gross Internal Area
 Total = 1344 Sq Ft / 124.84 Sq M
 Includes areas with Restricted room height.



OUTSIDE: Contained by a high retaining wall are two allocated car parking spaces with visitors car parking facilities. Pillared entrance leading to brick retaining walls and curved railings with a circular turning and parking area, shrubs, evergreens and bushes. The owners have use of the communal grounds to both front and rear of the building plus exclusive use, along with residents of Crinoline Gardens, of the former Eastney Fort West, now converted to a beautiful secret garden.

TENURE: Leasehold – 999 years from new in 1995 (972 years remaining). A share of the Freehold is transferable with the purchase of the apartment.

SERVICE CHARGE: £4,042.00 p.a. inc. buildings insurance

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

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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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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