



22 Broad Street

Old Portsmouth | Hampshire | PO1 2JE

FINE & COUNTRY

STEP INSIDE

22 Broad Street | £799,995 | Leasehold

This impressive townhouse has many features, it stands tall like a Sentry Guard overlooking the oldest conservation area of the city and the Napoleonic sea defences, towards the Solent and Isle of Wight beyond. The property has been improved by the current owners with a number of adaptations to include rearranging the accommodation to form four bedrooms, three bathrooms, an extensive first floor living room incorporating dining area, kitchen and rear balcony. On the ground floor is a garage, cloakroom and separate utility room, on the top floor is what could be arranged as a bedroom, but is more suited to take your breath away and use as second living room/viewing room with its own balcony. The accommodation is arranged over four floors and provides 1597 sq ft of living space and behind the property is access to the integral garage and a car parking space, a further benefit is the secure boat mooring in the adjacent Camber Dock, a great position / location to get to the harbour entrance in a matter of a few minutes before heading off into the Solent, a feature rarely found in modern townhouses. The property is offered with gas fired central heating, double glazing, a courtyard rear garden and first floor rear balcony as well as the primary balcony being front facing with a south-westerly aspect.

No.22 is situated within close proximity of the harbour entrance, the Hot Walls Studios, local restaurants, public houses, the highly regarded Grammar School and St. Jude's Primary School as well as the Camber Dock, Sailing Club and being within a few minutes' walk of Gunwharf Quays retail and entertainment area as well as the mainline railway station at Portsmouth Harbour with direct links to London Waterloo, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Steps leading up to covered main front door, raised brick retaining wall with flower border, main front door with glazed panels and glass panel to one side with letterbox leading to:

HALLWAY: Ceramic tiled flooring, radiator, balustrade staircase rising to first floor with understairs storage area, ceiling coving and spotlights.

CLOAKROOM: Cloaks hanging area, high level frosted double glazed window to front aspect, low level w.c., wash hand basin with mixer tap and cupboards under, radiator, tiled flooring, ceiling coving, high level meter cupboard.

UTILITY ROOM: 7'3" x 6'1" Glazed panelled door leading to rear courtyard, work surface with single drainer stainless steel sink unit with mixer tap and cupboards under, washing machine point, space for tumble dryer, ceramic tiled surrounds, tiled flooring, radiator, ceiling coving, panelled door.

FIRST FLOOR: Landing with balustrade staircase rising to second floor, two arched openings with central pillar leading to living room with doorway to dining area.

SITTING ROOM: 16'4" x 15'3" Twin arched double glazed doors to front aspect leading to false balcony with views over the Hot Walls and Napoleonic sea defences, wood laminate flooring, bay window to one side with matching views and radiator under, ceiling coving and spotlights, second radiator, arched opening leading to:

DINING ROOM: 11'1" x 8'7" Overall depth of adjoining rooms 27'10"

Matching flooring, double radiator, twin doors with blinds leading to balcony, ceiling coving, panelled door, door to:







KITCHEN: 13'7" x 7'5" Double glazed window to rear aspect, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher with matching door, narrow work surface with space for microwave and shelving over, one wall mounted unit housing boiler supplying domestic hot water and central heating (under a service agreement), ceiling spotlights, ceramic tiled surrounds, under unit lighting, inset four ring electric hob with oven under, extractor hood, fan and light over, tall integrated fridge and freezer with matching doors, range of drawer units, book shelving, radiator, wood laminate flooring.

SECOND FLOOR: Landing, radiator, balustrade staircase rising to top floor, built-in airing cupboard housing hot water cylinder and pump system, doors to primary rooms.

BEDROOM 1: 14'6" x 9'10" Double glazed bay window to front aspect with views over Napoleonic sea defences, towards the Solent and Isle of Wight in the distance, double glazed window to one side with matching views, range of built-in wardrobes to one wall with hanging space and shelving, central mirror and vanity surface to one side, ceiling coving, panelled door, radiator, door to:

EN-SUITE BATHROOM: White suite comprising: Jacuzzi style bath with mixer tap and shower attachment, fully ceramic tiled to walls, extractor fan, large mirror with lighting over, pedestal wash hand basin with mixer tap, close coupled w.c., mosaic tiled flooring, fully ceramic tiled shower cubicle with panelled door, heated towel rail.

BEDROOM 3: 15'4" x 7'6" increasing to maximum 8'7" Double glazed windows to rear aspect, ceiling coving, panelled door, radiator, folding door leading to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with folding door, ceiling spotlights, extractor fan, fully ceramic tiled to walls, mosaic tiled flooring, pedestal wash hand basin with mirror and light over, close coupled w.c., built-in storage cupboard with shelving over.

TOP FLOOR: Landing with doors to primary rooms.

BEDROOM 4: 10'3" x 8'6" measurements taken from approximately 2'6" off floor level with eaves to rear ceiling restricting headroom, ceiling spotlights and coving, Velux skylight window with blind, radiator.

SHOWER ROOM: Shower cubicle with glazed door, low level concealed cistern w.c., circular wash hand basin with mixer tap and cupboards under, ceramic tiled to walls, mosaic tiled flooring, chrome heated towel rail, large mirror, shaver point, skylight window, ceiling spotlights.





BEDROOM 2 / VIEWING ROOM: 15'3" x 11'0" Wood flooring, painted panelling to ceiling with spotlights, sliding full width doors leading to balcony with outstanding views towards the Napoleonic sea defence, the Solent, Isle of Wight and Gosport in the distance, louvre doored built-in cupboard with mini sink and mixer tap, range of storage cupboards and shelving for kitchenette, radiator.

BALCONY: High retaining wall, decking, outstanding views towards the Napoleonic sea defence, the Solent, Isle of Wight and Gosport in the distance.

OUTSIDE: To the rear is a covered outer porch with brick retaining wall, shrubs and bushes, courtyard, car hardstanding to the front of the garage for one car.

GARAGE: 18'0" x 8'8" Up and over door, high level shelf, storage cupboards, fluorescent tube lighting.

GROUND RENT: £200.00 p.a.

MAINTENANCE: £150.00 p.a.

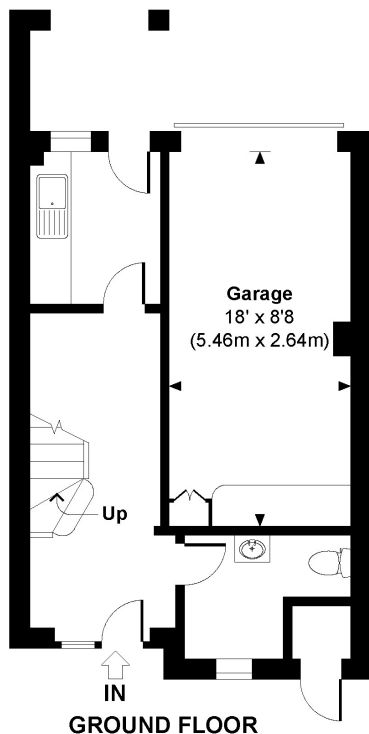
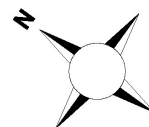
TENURE: Long Leasehold – extended to 2137 (112 years remaining).

BERTH: 12 metre with license from Portsmouth City Council until December 2029 (with right to renew).

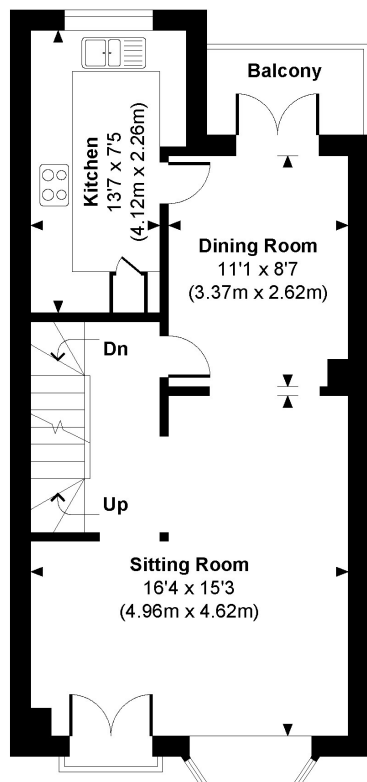


Broad Street

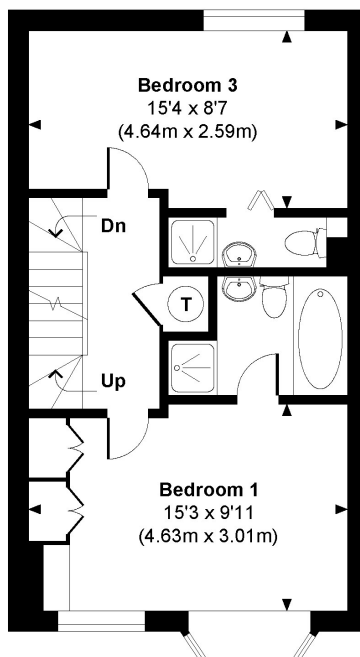
Approximate Gross Internal Area
Main House = 1442 Sq Ft / 133.95 Sq M
Garage = 155 Sq Ft / 14.41 Sq M
Total = 1597 Sq Ft / 148.36 Sq M
Includes areas with restricted room height.



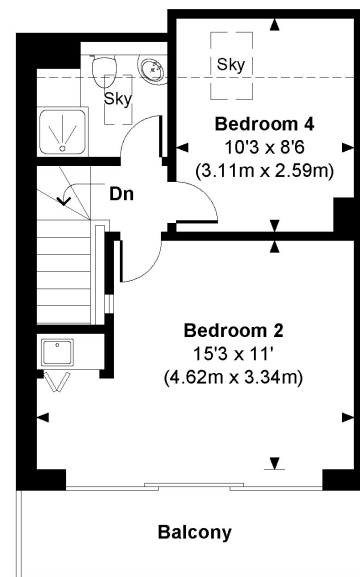
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - (

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

TO FIND THE PROPERTY:

Travelling along the High Street towards the waterfront continue into Broad Street, where No.22 can be found on the right hand side.

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		
England & Wales	EU Directive 2002/91/EC	
	81	68
WWW.EPC4U.COM		



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, copy-right © 2021 Fine & Country Ltd.



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

