



3 Camber Place

Old Portsmouth | Hampshire | PO1 2LZ

FINE & COUNTRY

STEP INSIDE

3 Camber Place | £680,000 | Leasehold

Old Portsmouth is a district of City of Portsmouth, an area covered by original Medieval town and situated to the south-west corner of Portsea Island (Portsmouth), the area contains many historical buildings including the Cathedral, Royal Garrison Church, the Square Tower and Round Towers, Portsmouth Point and the entrance to the harbour; which is used by all types of shipping including yachts, Royal British Navy ships, IOW ferries and holiday cruise liners. Along with the historic buildings in the area are also a mixture of more modern homes, after regeneration of the area in 1980's. There is a Millenium Walk which leads you round the old sea defences and part of the fortifications for the harbour entrance, it is also home to a small fishing fleet based in the Camber Dock, the area is also known as Spice Island and has a number of public houses, restaurants, cafes and small studios bringing local artist and designers together in an exceptional heritage location. Camber Place is located adjacent to the Camber Dock set behind communal private gardens and the accommodation is laid out over three floors and comprises; hallway, integral garage, cloakroom, kitchen/breakfast room on the ground floor, the sitting room, bedroom and dining room/ further bedroom are on the first floor with two bedrooms, an en-suite shower room and family bathroom on the top floor. Having off road parking, no forward chain, double glazing, gas fired central heating, early

internal viewing of this modern townhouse is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Via private road off White Hart Road leads to Camber Place with a T shaped turning area, residents and visitors parking, brick paved driveway to front of garage, to the right hand side of the driveway is a lawned garden with evergreens and bushes, external light, covered porch, built-in bin store with range of cupboards, gas and electric meters, main front door with upper glazed panels leading to:

HALLWAY: Coir matted area, central heating control switch, balustrade staircase rising to first floor, radiator, ceiling coving, doors to primary rooms.

CLOAKROOM: Low level w.c., pedestal wash hand basin, radiator, extractor fan, ceiling coving.

INTEGRAL GARAGE: 18'7" x 8'3" Up and over door, high level electric consumer box and shelf, power points, to one end are floor to ceiling built-in storage cupboards with hanging rail, shelving and a water supply for a washing machine.

KITCHEN / DINING ROOM: 15'7" x 10'3" measurements do not include recessed area with door opening (13'5" max.), built-in understairs storage cupboard with range of shelving.







Kitchen area: Range of matching wall and floor units with granite work surface, inset sink unit with granite drainers to either side, double glazed sash window to rear aspect overlooking communal garden, integrated slimline Neff dishwasher, range of drawer units, one wall unit housing boiler supplying domestic hot water and central heating (not tested), two further wall units with glazed doors and shelving, inset AEG four ring electric hob with oven under, extractor hood, fan and light over, matching splashback, chrome fronted power points, integrated fridge with matching door, curved peninsular work surface with drawers to one side and curved fronted cupboards to the other.

Dining area: Twin double glazed doors leading to small courtyard garden with fencing leading to communal gardens, double radiator, ceiling spotlights and coving, wood flooring.

FIRST FLOOR: Landing with balustrade, radiator, staircase rising to top floor, ceiling coving, door to:

SITTING ROOM: 16'4" decreasing to 7'9" x 15'8" decreasing to 10'3" L shaped, glazed panelled door leading to landing, range of shelving, two double radiator, ceiling coving, wood surround fireplace with granite hearth, wall lights, twin glazed doors leading to bedroom/dining room, two double glazed French doors with Juliette balconies overlooking the communal grounds towards the Camber Dock at an angle.

DINING ROOM / BEDROOM 4: 13'1" x 7'9" Double glazed sash window to front aspect with blinds and radiator under, ceiling coving, twin glazed doors leading to living room, door to landing.

BEDROOM 3: 9'3" x 7'8" Double glazed sash window with blinds to front aspect, radiator, ceiling coving, panelled door, range of shelving.

TOP FLOOR: Landing with balustrade, access to loft space via extendable ladder, doors to primary rooms, built-in airing cupboard housing hot water cylinder with pump system and range of shelving.





BEDROOM 1: 15'8" x 10'4" Range of floor to ceiling built-in wardrobes to one wall with hanging space, shelving and drawers, two with mirror fronted doors, ceiling coving, panelled door, twin double glazed sash windows to rear aspect overlooking communal garden and in between houses towards the Bridge Tavern and the Camber Dock at an angle, radiator, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled door, wash hand basin, low level w.c., range of storage cupboards, fully ceramic tiled on two walls, mirror and light, mirror fronted medicine cabinet, chrome heated towel rail.

BEDROOM 2: 13'3" x 9'2" Range of floor to ceiling built-in wardrobes to one wall with hanging space, shelving and drawers, ceiling coving, double glazed sash window to front aspect with blinds and radiator under, panelled door.

FAMILY BATHROOM: 9'2" x 6'2" Fully ceramic tiled to floor and walls, white suite comprising: panelled bath with mixer tap and separate shower over with folding screen, wash hand basin with mixer tap, mirror automated lighting over, concealed cistern w.c., frosted double glazed window to front aspect, chrome heated towel rail, ceiling spotlights.

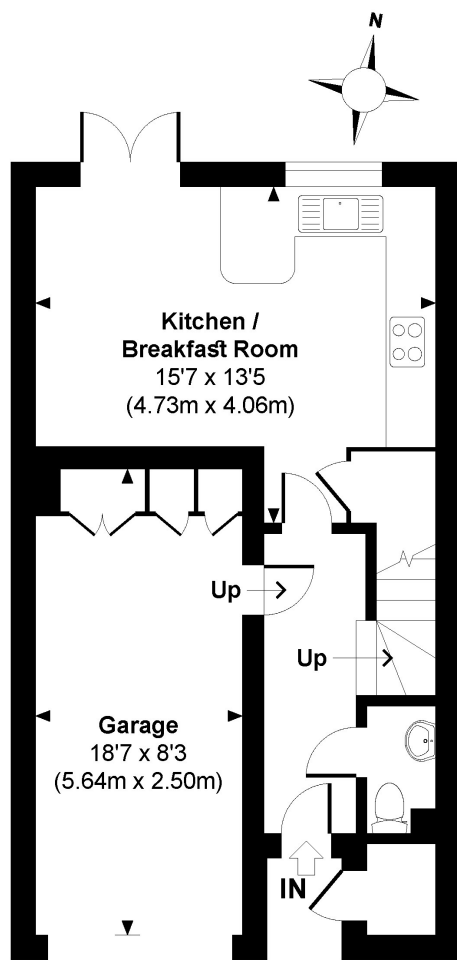
OUTSIDE: To the rear, accessible from the kitchen is a small paved courtyard area with trellis border opening to communal garden, for residents use only. The communal garden has a lawned area with shrub and evergreen borders, seating area, from this area are gates leading to the Camber Dock and access to Captains Row leading to Millenium Walkway.

TENURE: Long Leasehold – 150 years from 1987 (112 Years remaining).

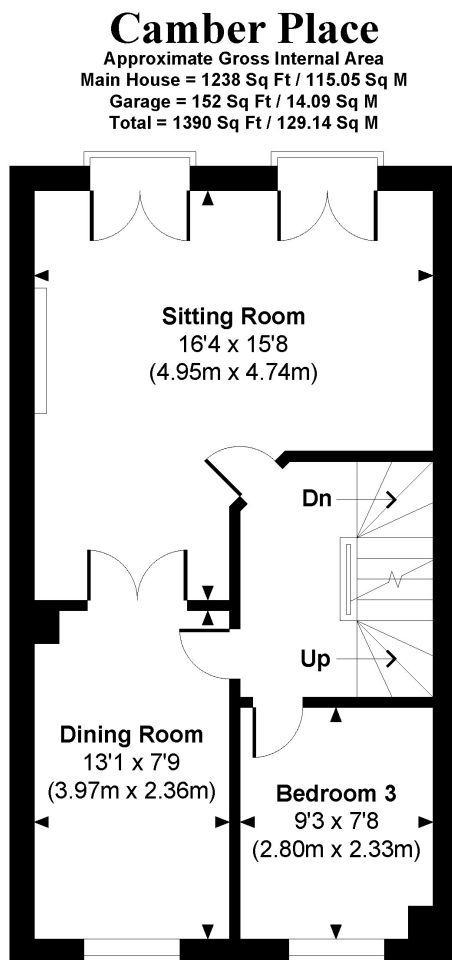
GROUND RENT: £200.00 per annum.

MAINTENANCE: £1.100.00 inc. Insurance.

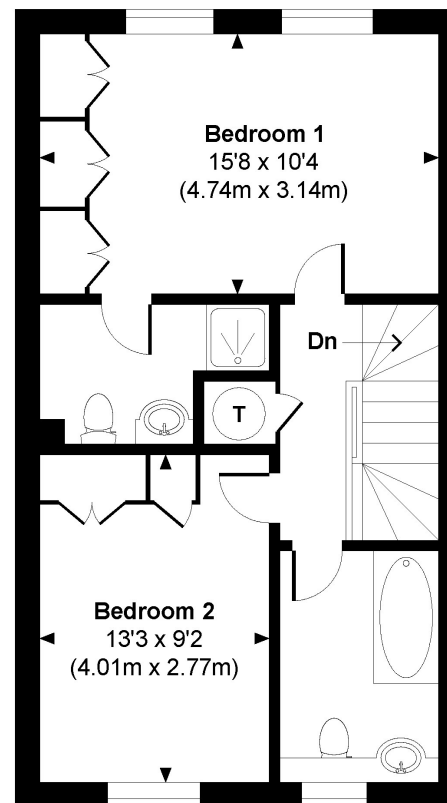
TO FIND THE PROPERTY: Travelling along the High Street in a southerly direction passing Portsmouth Grammar School on the left hand side, then passing the Cathedral on the right hand side continue round the bend opposite the Square Tower into Broad Street, turn immediately right into White Hart Road, then left into Camber Place where No.3 can be found on the right hand side.



GROUND FLOOR



FIRST FLOOR



SECOND 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.

AGENTS NOTES:

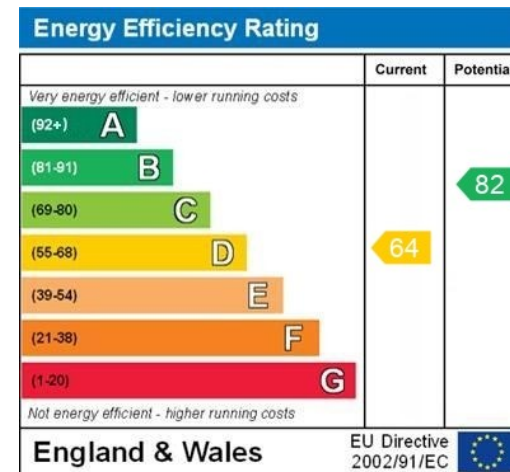
Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC

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

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)



WWW.FPC411.COM



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

