



Clare House

51 St Thomas's Street | Old Portsmouth | Hampshire | PO1 2EZ

FINE & COUNTRY

STEP INSIDE

Clare House | OIEO £550,000 | Freehold

Clare House has an abundance of character as well as being located within a few yards of the Portsmouth Cathedral, the Royal Garrison Church and the Napoleonic Sea Defences. In buying a Grade II Listed home you are preserving a little slice of history for the next generation and in this instance in an enviable location. This townhouse is based in the centre of the historic and oldest conservation area within this maritime city and the historic buildings including the Square and Round Towers, it is also an area that is home to Portsmouth's small fishing fleet and the fish market at Camber Docks along with the selection of restaurants, public houses, the Hot Walls, highly regarded schools and within walking distance to Gunwharf Quays. The accommodation which is offered with no forward chain requires some renovation/re-decoration and offers 1510 sq ft of living space arranged over five floors which include basement rooms (restricted headroom), kitchen, sitting room, utility room, three/four bedrooms and storerooms and to the rear is a small courtyard. Viewing is strongly recommended in order to appreciate the accommodation, location and potential on offer.

ENTRANCE: Steps leading to main front door with wrought iron railings to either side, feature bow bay window to right hand side, black painted main front door with brass furniture with window over leading to:

PORCH: Opening leading to:

SITTING ROOM: 13'2" into bay window x 11'4" Feature curved bay window to front aspect with views along Lombard Street towards the Spinnaker Tower, ornate ceiling rose and coving with cornicing, dado rail, central chimney breast with surround fireplace and built-in cupboard with glazed shelving to one side with inset mirrors, sliding glazed door with full height panel to one side leading to:

KITCHEN: 11'4" maximum decreasing to 10'7" x 9'3" Hatch door with staircase leading to lower ground floor/basement, range of floor units with roll top surface, inset 1½ bowl sink unit with mixer tap, larder cupboard with range of shelving, space for free standing gas oven, extractor hood, fan and light over, ceramic tiled surrounds, beams to ceiling, dado rail, vinyl flooring, door to:







LEAN-TO STYLE CONSERVATORY: 7'8" x 5'5" Tongue and groove panelling to walls, polycarbonate glazed roof, opening leading to kitchen and rear lobby, double glazed door to courtyard.

REAR LOBBY: Staircase rising to first floor with understairs storage cupboard with shelving.

COURTYARD: Fully enclosed leading to:

UTILITY ROOM: Low flush w.c., space and plumbing for washing machine.

FIRST FLOOR: Landing with sash window to rear aspect, staircase rising to upper floor, radiator, doors to primary rooms, narrow built-in wardrobe.

BEDROOM 1: 13'4" into bay window x 11'2" Bow bay window to front aspect looking along Lombard Street and towards the Spinnaker Tower, radiator with cover over, central chimney breast with surround and built-in cupboards to either side with glazed shelving, ornate ceiling rose, coving and cornicing, glazed panelled door.

BATHROOM: 10'6" maximum x 8'7" Frosted glazed sash window to rear aspect with radiator under, low level w.c., panelled bath with hand grips and telephone style mixer tap with shower attachment, range of built-in cupboards with shelving, one housing boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, ceiling spotlights.

SECOND FLOOR: Landing with balustrade, radiator, skylight window, return staircase rising to top floor.





BEDROOM 3: 11'0" x 9'0" Sash window to rear aspect, built-in cupboard with shelving.

BEDROOM 2: 11'10" x 11'6" Window to front aspect with views along Lombard Street towards the Spinnaker Tower, radiator, chimney breast with built-in shelving to one side.

TOP FLOOR: Accessed via a curved staircase (restricted), landing with balustrade, access to loft space.

STOREROOM / BEDROOM 4: 11'8" x 7'8" measurements taken from approximately 2'7" off floor level with eaves to rear ceiling restricting headroom, boarded skylight window to rear aspect, radiator, built-in cupboard with shelving.

STOREROOM / WALK-IN WARDROBE: Dressing area with window to front aspect looking towards Spinnaker Tower, range of built-in wardrobes formed of partition boarding and are easily removed, double radiator.

BASEMENT / CELLAR: 11'3" x 10'6" ceiling height 5'4" Window to front aspect, built-in louvre doored cupboard housing electric meter, further under house storage area with restricted height.

OUTSIDE: Small paved courtyard and door to:

UTILITY ROOM: Plumbing for washing machine, w.c., ceramic tiled surrounds.

AGENTS NOTES:

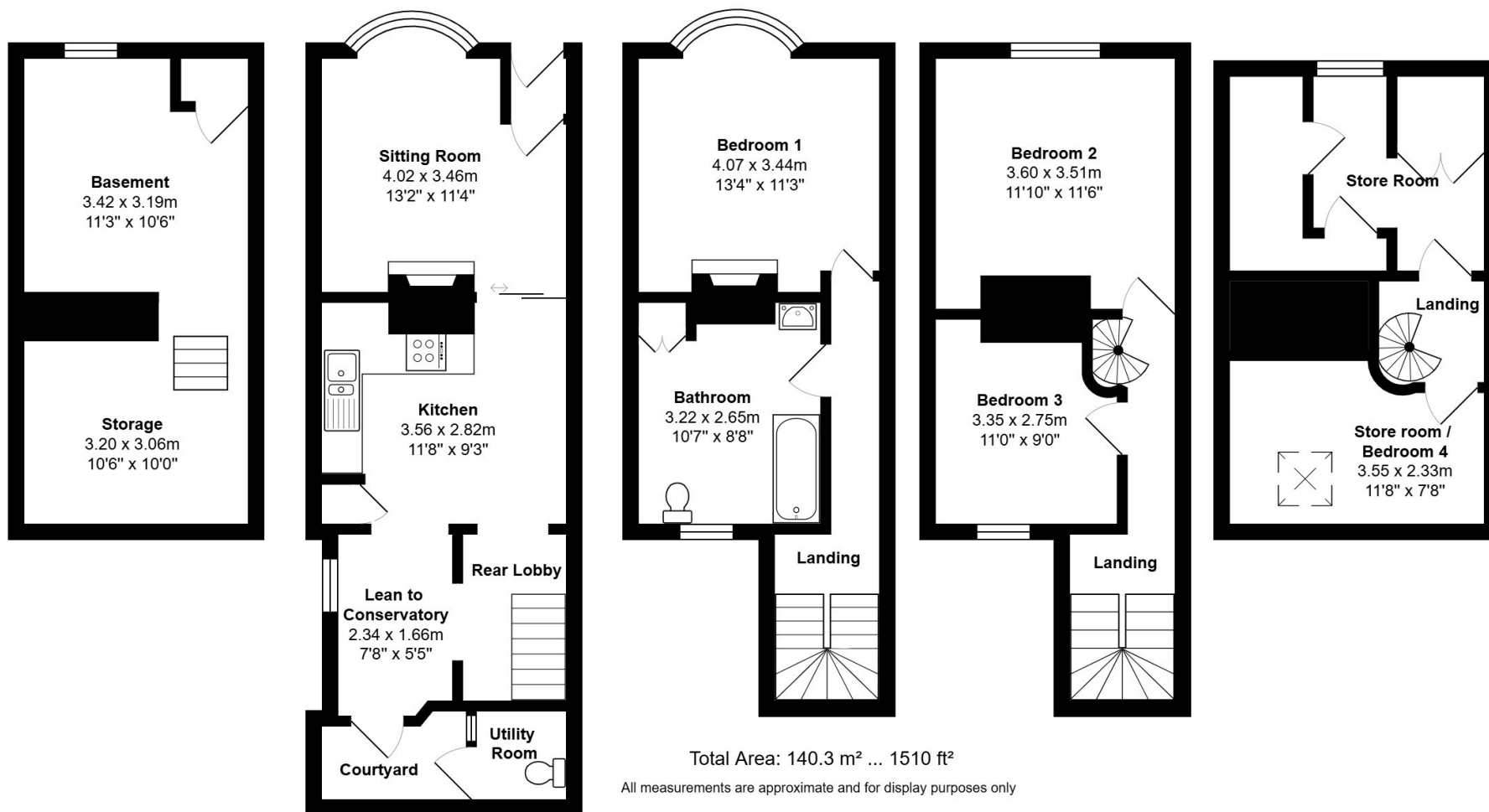
Council Tax Band F - Portsmouth City Council

Broadband – ADSL/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://gov.uk/check-long-term-flood-risk.service.gov.uk)

EPC – Exempt Grade II Listed



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 © 2025 Fine & Country Ltd.



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