



'Cecil Cottage'

45 Broad Street | Old Portsmouth



‘CECIL COTTAGE’



A recently updated and redecorated Grade II Listed, deceptively spacious three storey townhouse. The 1110.9 sq. ft. of living accommodation is arranged over three floors and comprises; living room opening to a newly fitted kitchen / dining room on the ground floor; with an impressive first floor drawing room with feature bay window and original coving (listed), as well as a bedroom and shower room on the first floor; there are two further bedrooms each having en-suite shower rooms on the top floor. Having views towards the Camber Dock and Gunwharf Quays as well as a courtyard style rear garden and no forward chain, early internal viewing of this impressive period townhouse is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY:

From the top of the High Street proceed in a southerly direction bearing right into Broad Street, continue round the Camber Dock one way system bearing right onto the cobbled street where ‘Cecil Cottage’ can be found on the left hand side overlooking the camber dock.

ENTRANCE:

Steps leading up to main front door; leading to:

PORCH:

Coir matting, ceiling coving, glazed panelled door leading to:

WALK THROUGH ACCOMMODATION

LIVING ROOM:

19'7" maximum decreasing to 13'6" x 11'2" maximum. Sash style window with secondary double glazing to front aspect with cupboard below housing electric & gas consumer box and meters, wood flooring, ceiling coving, picture rail, double radiator, louvre doored understairs storage cupboard with further adjacent storage cupboards, narrow built-in storage cupboard with range of shelving, staircase rising to first floor; central ceiling light, double radiator; twin glazed panelled doors leading to:

KITCHEN / DINING ROOM:

13'1" x 10'10" Comprehensive range of newly fitted matching 'green' fronted wall and floor units with work surface over; inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under; integrated appliances including washer dryer and dishwasher with matching doors, integrated fridge and freezer with matching doors, green glass tiled surround, power points, tiled flooring, range of drawer units, wall mounted unit housing 'Worcester' boiler supplying domestic hot water and central heating (not tested), inset four ring gas hob with electric oven under; extractor hood fan and light over with brush steel splash back, ceiling spotlights, power points, glazed panelled door leading to rear courtyard style garden, radiator.

FIRST FLOOR:

Landing with balustrade staircase rising to upper level, central heating control switch, doors to primary rooms.

DRAWING ROOM:

16'3" into bay window x 11'6". Sash style bay window to front aspect with secondary double glazing with viewing over car park opposite towards the Camber Dock, Gunwharf Quays & BAR Team HQ, high ceiling with ceiling rose and coving, picture rail, panelled door, power points, double radiator, surround fireplace with cast iron inlay and tiles with living flame coal effect gas fire (not tested).

BEDROOM 3:

11'0" x 8'8" Power and wiring for wall mounted T.V, power points, picture rail, radiator; window to rear aspect overlooking courtyard.



EN-SUITE SHOWER ROOM:

Fully ceramic tiled corner shower cubicle with curved panelled doors, close coupled w.c with twin flush, vanity unit with mixer tap and cupboard space under and mirror and light over; ceiling coving, extractor fan, ceiling spotlights, radiator with towel rail over; tiled to half wall level, tiled flooring.

TOP FLOOR:

Mezzanine landing with radiator; primary landing with balustrade, skylight, access to loft space, wall light, doors to primary rooms.

BEDROOM 1:

9'10" x 9'3" Sash style window to front aspect with secondary double glazing with views over the car park to the Camber Dock and the BAR Team HQ, built-in double doored wardrobe with storage cupboard over; double radiator; power points, ceiling coving, picture rail, wiring for wall mounted T.V, door to:



EN-SUITE SHOWER ROOM:

Ceramic tiled shower cubicle with curved panelled doors and 'Triton' shower close coupled w.c, wall mounted wash hand basin with cupboard space under; mirror and lighting, extractor fan, ceiling spotlights, heated towel rail.

BEDROOM 2:

10'2" x 8'10" windows to rear aspect, double radiator; power points, wiring for wall mounted T.V, dimmer switch.

EN-SUITE SHOWER ROOM:

Corner full ceramic tiled shower cubicle with curved panelled doors and 'Triton' shower; close coupled w.c with twin flush, wash hand basin with mixer tap with drawers under; radiator, tiled to half wall level, tiled flooring, shaver point and mirror; extractor fan, ceiling spotlights.



OUTSIDE:

To the rear is an enclosed courtyard style garden measuring approximately 18'2" x 9'8" with high painted and rendered retaining walls, laid to paving with flower beds, with feature imitation gateway to rear incorporating a mirror, external light.

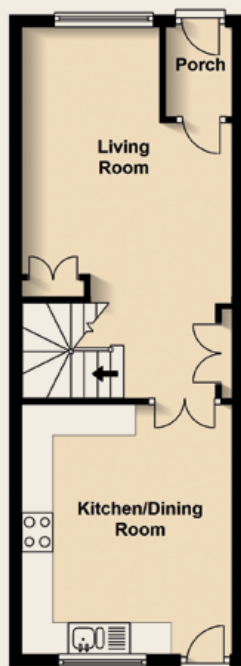


- A Grade II Listed Three Storey Townhouse
- Three Bedrooms each with En-suite Shower Rooms
- Views Towards the BAR Team HQ & Gunwharf Quays
- Enclosed Courtyard Garden

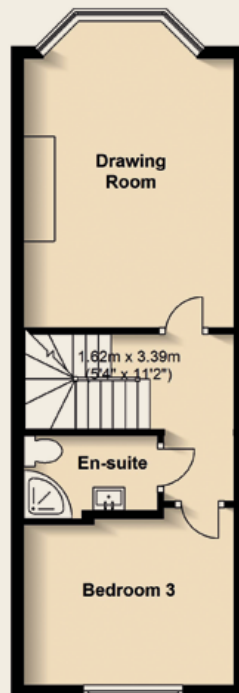
- Recently Redecorated, Newly Fitted Kitchen
- Old Portsmouth Conservation Location
- Offered with No Forward Chain
- EPC Rating Exempt

Portsmouth Council
 Band F
 Post Code PO1 2JD
 Services: Mains water, gas and electricity.

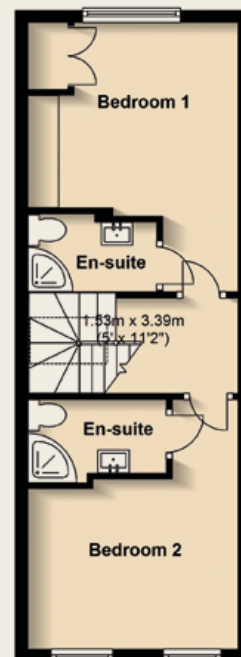
Ground Floor
 Approx. 34.2 sq. metres (368.0 sq. feet)



First Floor
 Approx. 34.5 sq. metres (371.0 sq. feet)



Second Floor
 Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 102.4 sq. metres (1102.5 sq. feet)

VIEWING:

Strictly by appointment with Fine & Country – Telephone 023 93 277 277

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