



Flat 1, 38 High Street

Old Portsmouth | Hampshire | PO1 2LS

FINE & COUNTRY

STEP INSIDE

Flat 1, 38 High Street | £315,000 | Leasehold

This purpose built apartment is situated in a prominent corner position with views towards Portsmouth Cathedral and the Spinnaker Tower in the distance. The accommodation provides 904 sq ft of living space with an open plan 22' living room incorporating dining area, kitchen, three bedrooms and a bathroom, having a dual aspect with a light and airy feel with the abundance of natural light streaming into the primary rooms.

This property is located within a conservation area with an extensive historic naval background. Old Portsmouth is considered by many as 'village within a city', being within a few minutes' walk of the harbour entrance, Camber Dock (the old fishing harbour), sailing club, a range of restaurants, public houses and the Hot Walls studios, it is also close to Gunwharf Quays retail and social facilities, Portsmouth Harbour railway station which provides commutable links to London Waterloo, as well as the International ferry port and home of many cruise liners. Having a terrace to the rear, gas fired central heating, double glazing, no forward chain and

although in need of some updating, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: No.38 can be found on the corner of Pembroke Road and The High Street, almost directly opposite Portsmouth Cathedral.

ENTRANCE: Accessed via Pembroke Road, steps with hand rail to either side leading to entrance level, main front door with entry phone system leading to:

COMMUNAL HALLWAY: Staircase rising to all floors.

FIRST FLOOR: Landing, window to rear aspect, door leading to:

FLAT 1 FOYER: 9'6" x 6'3" Tiled flooring, double glazed window to rear aspect, cloaks hanging area, ceiling coving, entry phone system, door to apartment, double glazed door leading to:







TERRACE: 15'10" x 11'0" Tiled flooring, fire escape to ground floor, lighting.

FLAT 1: Main internal front door leading to:

LIVING ROOM INC. DINING AREA: 22'2" decreasing to 15'0" x 18'0" decreasing to 10'0" L shaped.

Living room: Double glazed window to side aspect with views towards Portsmouth Cathedral, radiator, ceiling coving, central chimney breast with tiled inlay and hearth, door to Foyer, arched opening leading to kitchen, door to inner hallway.

Dining area: Dual aspect double glazed windows to front and side aspect with views towards Portsmouth Cathedral and the Spinnaker Tower, radiator, ceiling coving.

KITCHEN: 10'5" x 7'0" maximum. Double glazed window to front aspect with views towards Portsmouth Cathedral, comprehensive range of matching wall and floor units with roll top work surface, inset double drainer stainless steel sink unit, washing machine point, wall mounted unit housing Ideal boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, space for fridge/freezer, space for free standing electric cooker, extractor hood fan and light over, one wall mounted unit with glazed door, tiled flooring, ceiling coving.

INNER HALLWAY: Built-in cupboard housing electric consumer box and gas meter, large storage cupboard with range of shelving.





BEDROOM 2: 12'0" x 8'5" Door to hallway, radiator, double glazed window to rear aspect overlooking terrace.

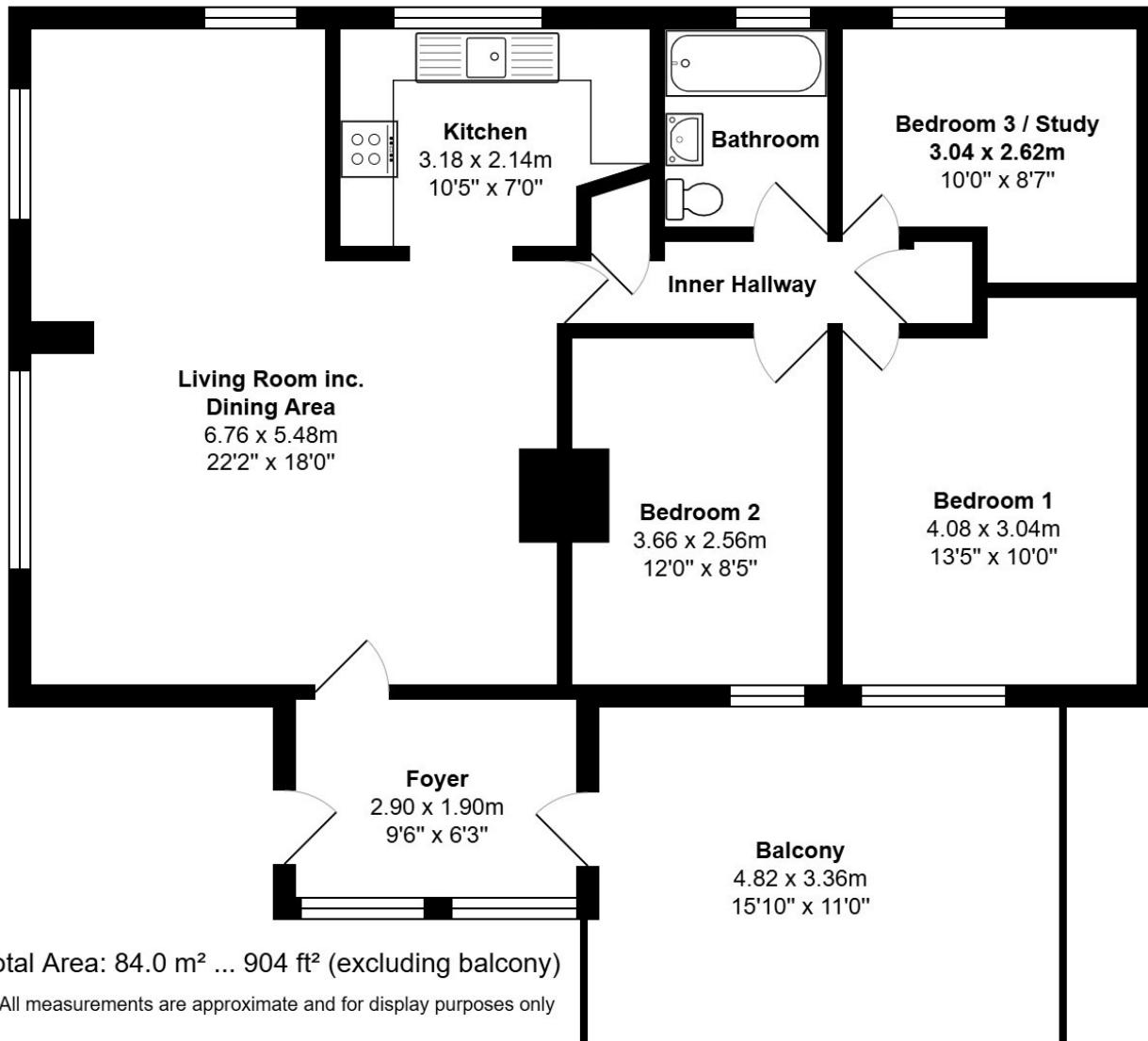
BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment, folding shower screen, double glazed frosted window to front aspect, mirror fronted medicine cabinet, ceramic tiled to half wall level, pedestal wash hand basin, low level w.c., ceramic tiled flooring, ceiling coving.

BEDROOM 3 / HOME OFFICE: 10'0" x 8'6" Double glazed window to front aspect with views towards Portsmouth Cathedral, radiator.

BEDROOM 1: 13'5" maximum x 10'0" Double glazed window to rear aspect overlooking terrace, radiator.

OUTSIDE: At the bottom of the fire escape on the ground floor level is an allocated bin store accessible from external gated access.





GROUND RENT: £25.00 pa.

MAINTENANCE: £2,676.86 inc. insurance pa.

TENURE: Leasehold, 125 years from new on 2nd May 1989 with 89 years remaining

AGENTS NOTES:

Council Tax Band C -

Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

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

Flood Risk – Refer to -

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

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 |



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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