



£700,000
3 Camber Place
Portsmouth, PO1 2TZ

MODERN TOWN HOUSE WITH NO FORWARD CHAIN! This modern town house is quietly situated within the heart of the historic maritime location of Old Portsmouth, while just meters away from the seafront and the beach at The Hot Walls. A location which is second to none, with an abundance of popular restaurants and bars nearby, and the Marina complex of Gunwharf Quays, the Portsmouth Grammar school, Portsmouth University and Isle of Wight ferries all within walking distance. Part of the well-kept King James Development, which was built in the 1990's, this home in Camber Place offers flexible and spacious accommodation throughout and is arranged over three floors. The ground floor benefits from an entrance hall, cloakroom, integral garage and a lovely fitted kitchen/dining room. On the first floor, you will find the lounge with two Juliette balconies overlooking the pretty communal gardens, living room/bedroom and an additional bedroom, with the top floor offering the family bathroom suite and two further bedrooms with en-suite to master. At the front of the home, there is a driveway for one vehicle plus additional private residents' parking spaces. Additional benefits for this lovely home include a private garden which has access to the communal gardens, gas central heating, double glazing and partial views of The Camber and Spinnaker Tower. A home which we strongly recommend viewing to appreciate the location and accommodation on offer!

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FRONT Mature front garden with paved walkway, driveway providing off road parking for one vehicle, outside storage shed, wooden door to:-

ENTRANCE Solid wood flooring, radiator, stairs to first floor landing, door to garage.

GARAGE 16' 9" x 7' 10" (5.12m x 2.40m) Up and over door, built-in cupboards with spaces and plumbing for washing machine and tumble dryer.

CLOAKROOM Low level WC, pedestal mounted basin with central tap, radiator, solid wood flooring.

KITCHEN/DINER 9' 11" x 15' 0" (3.03m x 4.59m) Fitted kitchen comprising a range of wall and base level units incorporating Granite roll edge work surfaces, sink and drainer unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, integral fridge and dishwasher, cupboard housing boiler, larder, radiator, solid wood flooring, double glazed window to rear elevation and double glazed French doors to garden.

FIRST FLOOR LANDING Doors to all rooms, radiator, carpeted, stairs to second floor landing.

LOUNGE 15' 10" x 15' 2" (4.83m x 4.63m) Two double doors with Juliet balconies overlooking communal gardens, partial views of The Camber and Spinnaker Tower, carpeted, radiator, double doors to:-

LIVING ROOM/BEDROOM 12' 7" x 7' 4" (3.86m x 2.25m) Double glazed sash window to front elevation, radiator, carpeted.

BEDROOM THREE 8' 9" x 7' 3" (2.68m x 2.22m) Double glazed sash window to front elevation, radiator, carpeted.

SECOND FLOOR LANDING Doors to all rooms, loft access, cupboard housing hot water cylinder.

BATHROOM 8' 9" x 5' 9" (2.68m x 1.76m) Lovely fitted bathroom comprising tiled enclosed bath with central mixer tap and thermostatic power shower over, built-in combined vanity unit incorporating wash basin with mixer tap and WC, heated towel radiator, spotlights, tiled to principal areas and tiled flooring, obscure double glazed sash window to front elevation.

BEDROOM TWO 12' 9" x 8' 8" (3.91m x 2.65m) Double glazed sash window to front elevation, carpeted, radiator, built-in wardrobe.

MASTER BEDROOM 9' 11" x 13' 2" excluding wardrobe depth (3.04m x 4.03m) Two double glazed sash windows overlooking communal gardens and views of The Camber and Spinnaker Tower, radiator, carpeted, door to:-

EN-SUITE 5' 1" x 8' 7" (1.57m x 2.63m) Shower cubicle with thermostatic mixer shower, vanity unit housing wash basin and storage, low level WC, heated towel rail, tiled to principal areas.

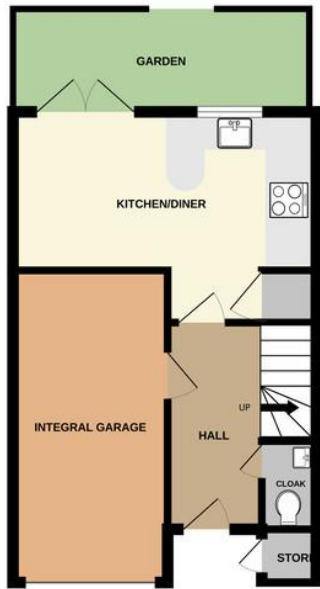
GARDEN Laid to paving, enclosed by wooden fencing, outside tap, access to communal gardens.

COMMUNAL GARDENS Pretty, landscaped garden for residents with seating areas.

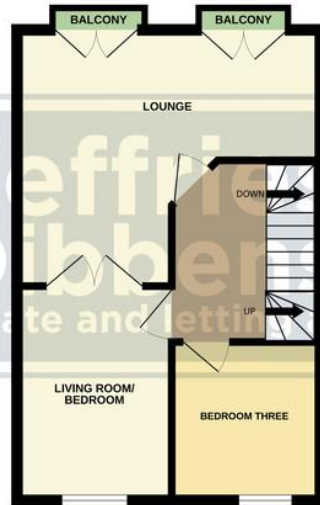
COMMUNAL AREAS Private residents' off road parking.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band F

MAINTENANCE CHARGES

Lease Length:-113 Years Remaining.
Service Charge:- £732,44 per annum.
Ground Rent:-£200 per annum.
Buildings Insurance:- £398 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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