



OFFERS IN EXCESS OF  
**£600,000**  
**23 Armory Lane**  
Old Portsmouth, PO1 2PE

FOUR BEDROOM TOWN HOUSE WITH NO FORWARD CHAIN! New to the market is this modern and well-presented four bedroom town house, located in the sought-after Gunwharf Gate development in Old Portsmouth. The well-presented accommodation, which provides approximately 1,500 sq.ft (139.2 sq.m) of living space over three floors, offers a porch, entrance hall, internal hall with access to the garage, utility room, shower room, and bedroom three on the ground floor. The first floor features a spacious L-shaped living room with bay window and a 15ft (approx.) fitted kitchen/breakfast room with integrated appliances. The second floor provides three further bedrooms, two with fitted wardrobes, and a modern family bathroom. Further benefits include an integral garage with lighting and power, as well as a spacious garden with two rear gates. Additional features include gas central heating, double glazing, and no forward chain, making this an appealing option for buyers.





**ENTRANCE** Outside storage cupboard, front door to:-

**ENTRANCE HALL** 6' 9" x 6' 9" into storage cupboard (2.08m x 2.07m) Two built-in storage cupboards, radiator, laminate flooring, doorway to:-

**HALL** Stairs to first floor landing with spindled balustrade, personal door to garage, doors to utility room, bedroom three and shower room, video entry phone, radiator.

**UTILITY ROOM** 9' 7" x 4' 10" (2.93m x 1.48m) Comprising a range of base level storage units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, spaces and plumbing for washing machine and tumble dryer, radiator, laminate flooring, double glazed window to rear elevation, double glazed door to garden.

**BEDROOM THREE** 10' 11" excludng door opening x 10' 4" (3.33m x 3.15m) Double glazed window to rear elevation, radiator, laminate flooring, Virgin media point.

**SHOWER ROOM** 5' 5" x 6' 9" (1.66m x 2.07m) Comprising quadrant shower cubicle with thermostatic mixer shower, combined wash basin and WC set in vanity unit with additional storage, heated towel rail, extractor fan, fully tiled walls and tiled flooring.

**FIRST FLOOR LANDING** Spindled balustrade, stairs with spindled balustrade to second floor landing, doors to lounge/diner and kitchen/breakfast room, radiator, carpeted.

#### **LOUNGE/DINER**

**LOUNGE AREA** 9' 10" excludng bay x 15' 8" (3.01m x 4.78m) Double glazed bay window to front elevation, two radiators, laminate flooring, Virgin media point.

**DINING AREA** 12' 0" x 8' 5" (3.67m x 2.58m) Laminate flooring.

**KITCHEN/BREAKFAST ROOM** 9' 4" x 15' 7" (2.86m x 4.75m) Three double glazed windows to rear elevation, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces and matching up stands, one and a half bowl stainless steel sink and drainer with mixer tap, built-in double oven with five ring gas hob and contemporary glass extractor hood over, integral dishwasher and fridge/freezer, wine rack, cupboard housing combination boiler, tiled flooring.

**SECOND FLOOR LANDING** 11' 5" x 6' 8" (3.50m x 2.04m) Double glazed window to side elevation, spindled balustrade, carpeted, doors to all rooms, loft access, built-in cupboard housing domestic hot water cylinder.

**BEDROOM ONE** 8' 11" x 15' 8" including wardrobe depth (2.74m x 4.79m) Double glazed window to rear elevation, radiator, built-in triple wardrobe, laminate flooring.

**BATHROOM** 6' 9" x 6' 5" excluding door opening (2.08m x 1.98m) Fitted suite comprising panel enclosed bath with central taps and shower attachment, combined wash basin and WC in vanity unit with additional storage, heated towel rail, extractor fan, fully tiled walls and tiled flooring.

**BEDROOM TWO** 14' 6" including wardrobe depth x 8' 8" (4.44m x 2.66m) Double glazed window to front elevation, radiator, laminate flooring, built-in double wardrobe, loft access to enclosed den/storage space.

**BEDROOM FOUR** 9' 10" x 6' 9" (3.02m x 2.06m) Double glazed window to rear elevation, radiator, laminate flooring, recess storage area.

**GARDEN** 23' 6" x 31' 11" at widest point (7.18m x 9.75m) Fully enclosed by wooden fencing, laid to paving and lawn with planting borders, two access gates, outside tap.



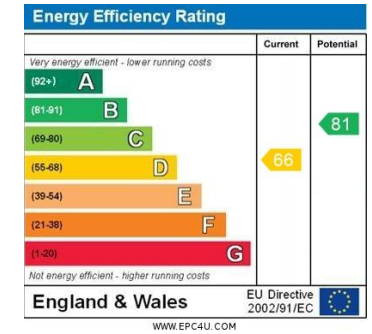
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only



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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