



Captains Row, King James Quay  
Old Portsmouth, PO1 2TT

Offers In The Region Of  
**£725,000**

Situated in a prime location in Captains Row, Old Portsmouth, this three/four bedroom townhouse with garage has delightful views to Portsmouth's historic Camber Dock to the rear, plus it's own private garden. It is presented in very good order throughout and the current owner is in the process of purchasing the freehold. No onward chain.



# Property Features

- Three/Four Bedrooms
- Current Owner Buying Freehold
- Garage and Off Road Parking
- Gas Central Heating
- Delightful Views to Camber Dock to Rear
- Double Glazed Throughout
- No Onward Chain
- Private Patio Garden
- Managed Estate with Communal Garden
- Main Bathroom and Ensuite

## Full Description

### MEASUREMENTS

Entrance Hall - 3.61m x 1.07m (11' 10" x 3' 6")

Cloakroom - 1.55m x 0.9m (5' 1" x 2' 11")

Kitchen/Breakfast Room - 4.73m x 3.39m (to max) (15' 6" x 11' 1")

Integral Garage - 5.92m x 2.55m (19' 5" x 8' 4")

First Floor Landing

Sitting Room - 4.96m x 4.73m (16' 3" x 15' 6")

Dining Room/Bedroom 4 - 3.96m x 2.38m (12' 11" x 7' 9")

Bedroom 3 - 2.82m x 2.29m (9' 3" x 7' 6")

Second Floor Landing - Access to Loft and Airing Cupboard

Main Bedroom - 4.69m x 3.14m (15' 4" x 10' 3")

Ensuite - 2.0m x 1.67m (6' 6" x 5' 5")

Bedroom Two - 4.04m x 2.76m (13' 3" x 9' 10")

Main Bathroom - 2.82m x 1.87m (9' 3" x 6' 1")

Large Patio Garden to Rear

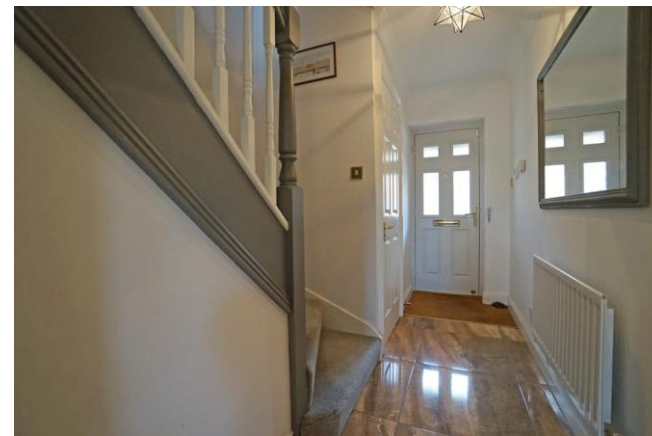
Driveway Parking to Front

### PROPERTY DESCRIPTION

Captain's Row is a private development situated in central Old Portsmouth and this delightful home has views to the rear across The Camber, Portsmouth's oldest commercial fishing port and home to a busy fishing fleet and weekly market. Nearby are Portsmouth Hot Walls, where there are a range of small art studios and a waterfront cafe, plus local restaurants and pubs. The property is also very close to the beach, Portsmouth Grammar School and University, plus Gunwharf Quays and the mainline railway station.

Located in a sought after, quiet residential managed estate, this townhouse offers flexible accommodation of 3/4 bedrooms with accommodation spread over 3 floors, plus integral garage, driveway parking and a pretty enclosed courtyard garden.

Upon entering the property, you can immediately see that the house has been looked after by the current owner and there are thoughtful improvements throughout. The ground floor offers entrance hall with tiled floor, ground floor cloakroom, useful integral door into the garage and kitchen/breakfast room to the rear aspect. The kitchen provides a great social space for entertaining guests or for everyday cooking. There are integrated appliances, plenty of useful cupboard space and co-ordinating worktop. French doors open onto the back garden, allowing for seamless indoor-outdoor living during the warmer months.



On the first floor to the rear of the property you enter the bright and spacious lounge which has two sets of french doors with juliet balconies, which provide lovely views to the Camber, where you can sit and watch the bustling harbour activity. This room is decorated in neutral colour scheme, carpet and has a feature gas fire to provide additional warmth on those cold Winter evenings. There are glazed doors leading from the lounge into the dining room, which the current owner uses as a study. This room could also be used as a further bedroom if required and from the front window, you can even see across to the Isle of Wight on a clear day. Next to this room you will find Bedroom 3, with a window to the front aspect.

On the second-floor landing there is a large airing cupboard which houses the hot water tank, plus from the landing you can access the large loft area, which is partially boarded and has a loft ladder. The large main bedroom is situated to the rear and has two sash style windows, which offer plenty of natural light and provide further views of The Camber Dock. There is a spacious wardrobe for all your storage needs. The ensuite bathroom is fully tiled to walls and floor and offers shower cubicle, wash hand basin and WC. On this floor you will also find Bedroom 2, situated to the front aspect, another good size double.

The large family bathroom is fitted with sanitary ware to include bath with shower fitted over, pedestal wash hand basin, WC and Bidet. This room is fully tiled to the walls with laminate floor tiles to the floor.

Externally, the property boasts a low-maintenance rear garden, providing a peaceful retreat on those long summer days. To the front of the property there is a block paved driveway leading to the garage.



Within the development there is a large communal garden area to which only residents have access, this is maintained by the Management company. There are also several additional visitor parking spaces for the convenience of your guests.

Viewing is advised to appreciate all this property has to offer and it also has the benefit of no onward chain.

### **USEFUL INFORMATION**

- Price (£) 725,000
- Tenure – Currently leasehold but the owner is in the process of the purchase of the freehold, which is planned to complete by the time the sale does)
- Length of Lease Remaining - 114 years- this will not be applicable once the freehold is completed.
- Annual Service Charge - £620.00
- Service Charge Review - January
- Council tax band F - Portsmouth City Council
- Gas Central Heating
- Mains Water Supply
- Broadband - Fibre Available
- Parking - Garage/Driveway Parking
- 100% of property being sold.
- EPC - C

### **VIEWING BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







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