A superb and rare opportunity to acquire this three bedroom town house enjoying a fabulous position overlooking the waterfront and benefiting from a large garage/workshop. The property is offered for sale with no forward chain.

#### **The Accommodation Comprises:**

Double glazed door into:

#### **Entrance Hall:**

Cupboard with wall mounted boiler, alarm control, radiator, stairs to first floor.

#### W.C: 7' 5" x 2' 9" (2.26m x 0.84m) maximum measurements

Double glazed window to front elevation, close coupled WC, wash hand basin, radiator, extractor fan.

## **Utility:** 4' 8" x 6' 9" (1.42m x 2.06m) maximum measurements

Fitted cupboard, recess and plumbing for washing machine, extractor

# Kitchen/Dining Room: 16' 6" x 10' 0" (5.03m x 3.05m) maximum measurements

Fitted with a range of base cupboards and matching eye-level units, work tops, tiled surrounds, sink and drainer with mixer tap, dishwasher, space for fridge/freezer, gas hob, electric oven and cooker hood over, radiator, built-in under stairs cupboard, double glazed window and sliding door to garden enjoying lovely views of the waterfront.

#### First Floor Landing:

Door into:

#### Lounge: 13' 7" x 10' 0" (4.14m x 3.05m) maximum measurements

Double glazed window and sliding door to balcony enjoying superb views over Portsmouth Harbour, radiator.

## **Bedroom Two:** 11' 0" x 10' 3" (3.35m x 3.12m) maximum measurements

Double glazed window to front elevation, radiator.

#### **Second Floor Landing:**

Radiator, loft access.

#### **Bedroom One:** 11' 5" x 10' 2" (3.48m x 3.10m) plus door recess

Double glazed window to rear elevation enjoying views of Portsmouth Harbour, radiator.

### **En-Suite:** 2' 6" x 6' 5" (0.76m x 1.95m) maximum measurements

Shower cubicle, wash hand basin, close coupled WC, tiled walls, extractor fan.

## $\textbf{Bedroom Three:} \quad \textbf{11'} \quad \textbf{0''} \quad \textbf{x} \quad \textbf{6'} \quad \textbf{3''} \quad \textbf{(3.35m} \quad \textbf{x} \quad \textbf{1.90m)} \quad \text{maximum}$

measurements

 $\label{eq:continuous} \mbox{Double glazed window to front elevation, radiator.}$ 

## **Bathroom:** 7' 9" x 3' 7" (2.36m x 1.09m) maximum measurements

Close coupled WC, wash hand basin, tiling to walls.

## Garden:

Directly onto the foreshore the garden is low maintenance and laid to paving and shingle for ease of maintenance.

## **Garage/Workshop:** $14' 1'' \times 15' 1'' (4.29 \text{m x } 4.59 \text{m})$

 $\label{thm:eq:high_control} \mbox{High vaulted ceiling, power and lighting, double doors, shingled hardstanding}$ 

## Mooring

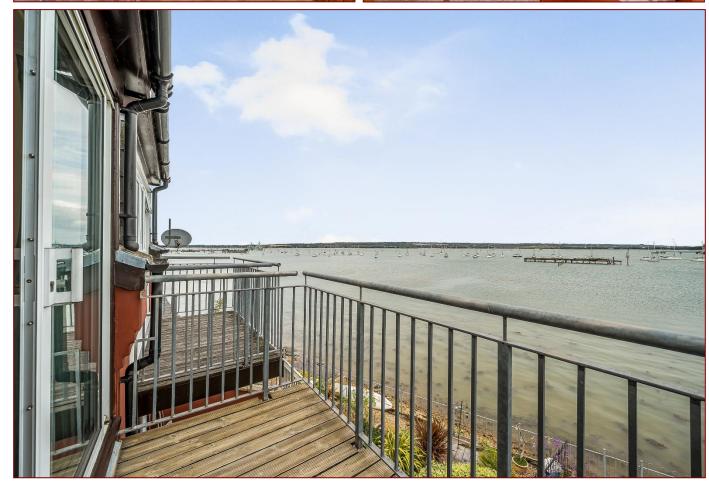
Private 10m tidal mooring (further details on request)











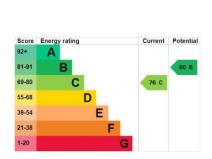


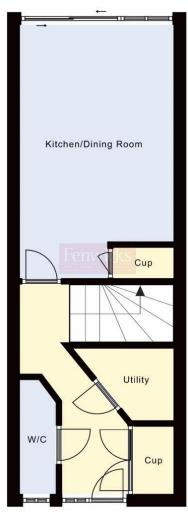


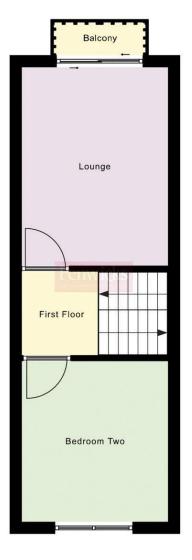


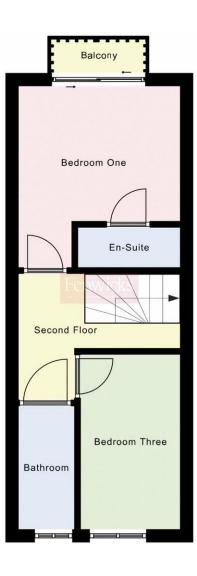












Tenure: Freehold Council Tax Band: E

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property. **Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.





