

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 fan.

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.

Bedroom Three: 11' 0" x 6' 3" (3.35m x 1.90m) maximum measurements

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" x 15' 1" (4.29m x 4.59m)

High vaulted ceiling, power and lighting, double doors, shingled hardstanding

Mooring:

Private 10m tidal mooring (further details on request)



Fenwicks
THE INDEPENDENT ESTATE AGENT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold
Council Tax Band: E

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DRAFT DETAILS

£390,000
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