

***BEAUTIFULLY PRESENTED TOWN HOUSE situated in an idyllic location close to the waterfront with HARBOUR VIEWS ***

The Accommodation Comprises:
Obscured double glazed front door to:

Entrance Hall
Flat and coved ceiling, radiator.

Bedroom Four 12' 5" x 9' 2" (3.78m x 2.79m) (maximum measurements)
Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.

WC
Modern fitted suite, tiling to walls, tile-effect flooring, low-level WC, wash hand basin set in vanity unit with mixer tap, extractor fan, radiator.

Open Plan Kitchen/Diner 16' 2" x 15' 1" (4.92m x 4.59m) (maximum measurements)
Flat ceiling, UPVC double glazed window to rear elevation, UPVC double glazed door to rear elevation, two radiators, a range of base cupboards and matching eye level units, larger cupboard, wood effect flooring, integrated AEG oven, grill, microwave, dishwasher and fridge freezer, washer dryer, one and a half bowl single drainer ceramic sink unit with mixer tap, under-stairs storage cupboard, UPVC double glazed window to side elevation, French doors to rear garden, inset spotlights, space for table and chairs.

Lounge 16' 1" x 12' 6" (4.90m x 3.81m)
Flat and coved ceiling, two radiators, two French doors to Juliet balconies to front elevation overlooking Portsmouth Harbour, feature fireplace, TV point.

Office/Bedroom Three 12' 6" x 8' 11" (3.81m x 2.72m)
Flat ceiling, two UPVC double glazed windows to rear elevation, radiator, range of built-in wardrobes, range of built-in office furniture.

Second Floor Landing
Flat and coved ceiling, airing cupboard, access to part-boarded loft with light and drop-down ladder, combination boiler in loft.

Bedroom One 12' 6" x 9' 1" (3.81m x 2.77m) (maximum measurements)
Flat and coved ceiling, two UPVC double glazed windows to front elevation over-looking Portsmouth Harbour, radiator, shelving, built-in wardrobes, door to:

En Suite
Flat ceiling with inset spotlights, Mira digital shower, large shower cubicle, wash basin and W.C. inset into vanity unit, extractor fan, shaver point, stainless steel heated towel rail.

Bedroom Two 12' 6" x 8' 11" (3.81m x 2.72m)
Flat and coved ceiling, two UPVC double glazed windows to rear elevation with views across Portsmouth Harbour to Portsdown Hill, radiator, built-in wardrobes.

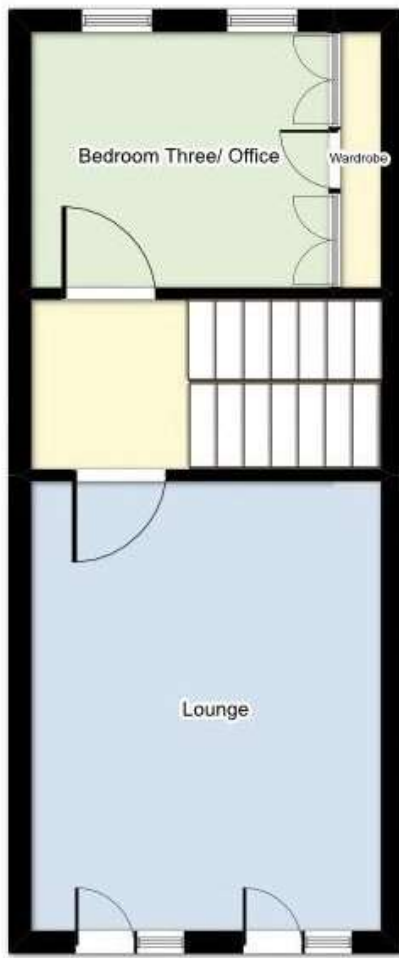
Bathroom 6' 8" x 4' 9" (2.03m x 1.45m)
Modern fitted suite, comprising bath with mixer taps and hand held shower, wash hand basin in vanity unit with mixer taps, extractor fan, close-coupled WC, storage cupboard, vinyl flooring.

Outside
The rear garden is laid mainly to decking with storage shed. To the front of the property is off-road parking for one vehicle and an electric garage door providing access to useful storage space with power and light, electric vehicle charging point.

General Information
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax Band: E



Fenwicks
THE INDEPENDENT ESTATE AGENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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