



Beehive Walk, Gunwharf Gate
Old Portsmouth PO1 2PW



- Entrance hall with oak flooring throughout ground floor
- Oak "Shaker" design front aspect kitchen
- Rear aspect lounge
- Two bedrooms
- Refitted bathroom
- Gas central heating & double glazing
- Enclosed mature rear garden
- Allocated garage in block plus residence parking permit
- Cul-de-sac location close to Gunwharf Quays
- Internal inspection recommended
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

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A two bedroom mid terrace modern style house with the added benefit of an allocated single garage plus residence parking permit for the development. The property is situated within this cul-de-sac development close to Gunwharf Quays. No forward chain.

ACCOMMODATION

ENTRANCE HALL via wood grain effect front door, oak wooden flooring throughout entrance hall and leading through into kitchen and lounge, feature radiator, cupboard housing gas and electric meter and fuses, further double storage cupboard, door frames to lounge and kitchen.

KITCHEN 9ft 4 (2.86m) x 7ft 10 (2.40m) front aspect room via leadlight effect double glazed window overlooking front cul-de-sac, garden areas and parking area, kitchen comprising Oak wood grain panel effect "Shaker" design kitchen units with brushed steel furniture, one and a half bowl inset sink with chrome monobloc mixer tap over set into white work surfaces with decorative tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, two frosted display cupboards, built-in brushed steel electric oven with four ring electric hob over, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, serving hatch to lounge.

LOUNGE 13ft 8 (4.18m) x 13ft 2 (4.02m) staircase rising to first floor with banister and spindles, feature vertical radiator, television point, serving hatch to kitchen, two rear aspect double glazed windows, adjacent double glazed door leading through mature rear garden.

FIRST FLOOR LANDING access to roof space, wood grain effect doors to all rooms, panelled radiator, built-in landing cupboard.

BEDROOM 1 11ft (3.36m) reducing to 9ft 7 (2.93m) x 13ft 1 (4.01m) dual rear aspect room via double glazed leadlight effect windows overlooking mature rear garden, feature vertical radiator, built-in double wardrobe via wood grain panel effect bi-fold doors concealing hanging rail and storage space, built-in cupboard housing boiler via wood grain effect door.

BEDROOM 2 9ft 5 (2.89m) reducing to 8ft 5 (2.58m) x 6ft 4 (1.95m) reducing to 3ft 10 (1.18m) front aspect room via leadlight effect double glazed window overlooking cul-de-sac, garden areas and parking area, built-in double wardrobe via wood grain effect door, feature vertical radiator.

BATHROOM 6ft 6 (1.98m) x 5ft 6 (1.69m) front aspect room via frosted leadlight effect double glazed window, refitted white three piece contemporary style suite, comprising of deep panel enclosed bath with decorative tiled surround, bath mixer taps and separate shower mixer with hand held shower head and principle sunflower shower head over, feature tiled walls, close coupled wc with concealed cistern, rectangular wash hand basin with monobloc mixer tap and pop-up waste, work surface and tiled splashback, grey storage cupboards below, chrome towel rail/radiator, wood grain effect flooring.

OUTSIDE to the front of the property there is a small front forecourt garden area with mature flowers and shrubs, canopy and outside light, allocated garage in nearby block. The garage is approx' 17ft x 8ft via metal up and over door. To the rear of the property there is a lovingly tendered mature rear garden with shingle pathway, flower borders with mature trees, flowers and shrubs, rear gate to alleyway, outside tap.

COUNCIL TAX – Portsmouth City Council – Band C - £1,938.59 (2025/2026)

FREEHOLD with an estate management charge approximately £503.15 per annum

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

