



£850,000 Leasehold
28 Broad Street
Old Portsmouth, PO1 2JE

This impressive townhouse enjoys breathtaking views across the historic Hot Walls, stretching over the Solent to the Isle of Wight beyond. Nestled in the heart of maritime Old Portsmouth, Broad Street occupies a prestigious coastal setting, with an array of amenities and attractions within easy walking distance, including Camber Docks, Gunwharf Quays and Southsea Common. Spanning 1,345 sq. ft and arranged over four principal floors, the residence has been meticulously transformed by the current owners, seamlessly blending versatile accommodation with elegant contemporary styling. Upon entering, you are welcomed by an entrance hall, cloakroom, utility room and integral garage on the ground floor. The first floor is dedicated to the main living area, where a stylish living room features a bespoke media wall, a bay window with built-in seating and a Juliet balcony. A stunning bespoke kitchen/dining room forms the heart of the house, complete with integrated appliances, a breakfast bar and double doors opening on to a private balcony, an ideal spot to enjoy a morning coffee. The second floor comprises two double bedrooms and a contemporary family bathroom. The upper floor hosts a versatile office/dressing room and the principal bedroom suite with a walk-in wardrobe and en-suite bathroom. From here, double doors open onto the roof terrace, commanding stunning views across the Solent and the historic Hot Walls. Offered with no forward chain and benefiting from desirable off-road parking to the rear, this exceptional townhouse presents a rare opportunity to acquire a residence in one of Portsmouth's most sought-after locations.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

As of June 2026, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Ports mouth City Council

Balance of Lease: 111 years remaining

Ground Rent Charges: £200 per annum

Ground Rent Review Period: Every 25 years

Maintenance/Service Charges: £150 per annum

Maintenance /Service Charges Review Period: Annually

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



OFFICE ADDRESS

1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk