



52 High Street, Old Portsmouth, Hampshire, PO1 2LU

 FINE & COUNTRY

£875,000 - Freehold



Features

- A Deceptively Spacious Town House
- Four Bedrooms, En-Suite & Bathroom
- 45' Open Plan Living Room inc. Dining Area & Kitchen
- Downstairs Cloakroom & Utility Room

PROPERTY SUMMARY

This impressive three storey town house is located in a prominent position with an open aspect overlooking the Cathedral and grounds. No. 52 is located in an established conservation area with an extensive Naval historical background. Old Portsmouth is considered by many to be a 'village within a city', being within a 2 minute walk of the seafront and having local facilities such as the old fishing harbour (Camber Dock), fish market, harbour entrance, sailing

club, a vast range of restaurants and public houses the primary rooms and comprises; hallways, 45' and the Hotwalls Studios; also being close to Gunwharf Quays, the highly regarded Portsmouth Grammar, Portsmouth High School and St. Judes Primary Schools, Portsmouth Harbour Railway Station which provides commutable links to London Waterloo as well as the International Ferry Port and home of many cruise liners. The property not only has deceptively spacious living accommodation it also has a light and airy feel with an abundance of natural light streaming into

the primary rooms and comprises; hallways, 45' open plan living room incorporating family/dining and kitchen, utility room and cloakroom on the ground floor, on the first floor are two bedrooms, en-suite and dressing room with a further two bedrooms and bathroom on the top floor. The rear garden is larger than many others in the area being approximately 75' in depth with a detached summer house/studio for those looking to work from home. Offered with double glazing (where stated) and no forward chain.



ENTRANCE

Orange main front door with chrome furniture and glazed panel over and to one side leading to:

HALLWAY

Herringbone design flooring, staircase rising to first floor, contemporary style radiator, wall lights, archway, door to:

SITTING ROOM INC. FAMILY/DINING AREA & KITCHEN

Overall depth 45'9"

SITTING ROOM

27' 6" x 12' 10" (8.38m x 3.91m) Herringbone style flooring, large windows to front aspect with plantation shutter blinds overlooking the Cathedral and grounds, tall radiators, ceiling spotlights, opening directly into family area matching flooring, ceiling spotlights, tall contemporary style radiator, square opening leading to:



KITCHEN /DINING AREA

17' 5" x 15' 11" maximum (5.31m x 4.85m) Lantern light roof, matching flooring, dimmer switches, ceiling spotlights, peninsular style divide leading to kitchen, dining area with full width bi-folding doors leading to rear garden, contemporary style radiator, door to utility room.

KITCHEN

Comprehensive range of white fronted floor units with composite surface, peninsular style divide with five ring AEG gas hob, tunnel style extractor hood, fan and light over and range of pan drawers and cupboard under, twin ovens, integrated Bosch dishwasher with matching door, inset 1½ bowl sink unit with mixer tap and drainer to one side, tall larder style fridge and freezer with matching doors, one cupboard housing Worcester boiler supplying domestic hot water and central heating (not tested), matching flooring.

UTILITY ROOM

6' 0" x 5' 11" (1.83m x 1.8m) Work surface with single drainer stainless steel sink unit with mixer tap and cupboards under, washing machine point, matching flooring, extractor fan, door to:

CLOAKROOM

Close coupled w.c., wash hand basin with mixer tap and cupboards under, radiator, matching flooring, door to understairs storage cupboard housing gas and electric meters.

FIRST FLOOR

Landing with balustrade, staircase rising to upper floor, doors to primary rooms, wall lights.

BEDROOM 1

16' 3" x 9' 6" (4.95m x 2.9m) Double glazed window to rear aspect overlooking garden, ceiling coving, square opening leading to dressing room, door to en-suite bathroom.

DRESSING ROOM

9' 7" x 4' 7" (2.92m x 1.4m) Range of shelving, open rails and storage space, wood laminate flooring.

EN-SUITE BATHROOM

White suite comprising; double ended panelled bath with wall mounted controls and central filler, drench style shower hood over and folding screen, chrome heated towel rail, close coupled w.c., wash hand basin with mixer tap and drawer under, mirror fronted medicine cabinet over, double glazed frosted window to rear aspect with blind, ceiling spotlights, fully ceramic tiled to floor and walls.

BEDROOM 4

16' 3" x 7' 5" maximum (4.95m x 2.26m) Wood flooring, double glazed windows with blinds to front aspect overlooking Cathedral and grounds, radiator, ceiling spotlights and coving.

SECOND FLOOR

Landing with balustrade, access to loft space via extendable ladder, built-in airing cupboard with hanging rail.

BATHROOM

White suite comprising; P shaped panelled bath with mixer tap, wall mounted controls for shower with drench style shower hoof over, ceramic tiled flooring, wash hand basin with mixer tap and drawer under, mirror fronted medicine cabinet over, close coupled w.c., double glazed frosted window to rear aspect, heated towel rail.

BEDROOM 3

13' 9" x 9' 7" (4.19m x 2.92m) Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, range of full height built-in wardrobes to one wall with T bar handles, hanging space and shelving.

BEDROOM 2

16' 3" x 10' 0" (4.95m x 3.05m) Double glazed window to front aspect overlooking Cathedral and grounds, radiator, ceiling coving, range of built-in wardrobes to one wall with hanging space and shelving.

OUTSIDE

The bi-folding doors in the kitchen lead directly onto flagstone patio and al-fresco dining area with wooden border leading to sandstone paved area with flowering shrub borders and pathway leading to lawned garden, the garden is enclosed on both sides and measures approximately 75' in depth, to the end of the garden is a high brick retaining wall and gated access to rear service road.

GARDEN OFFICE / STUDIO

11' 4" x 7' 5" (3.45m x 2.26m) Twin double doors to front aspect with windows to either side, electric panel heater, power points, bracket for wall mounted T.V.

AGENTS NOTES

The owners also own a garage (17'10" x 11'2") in Old Portsmouth (held under a separate title) and may be interested in selling it by separate negotiation.

AGENTS NOTES

Council Tax Band E - Portsmouth City Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

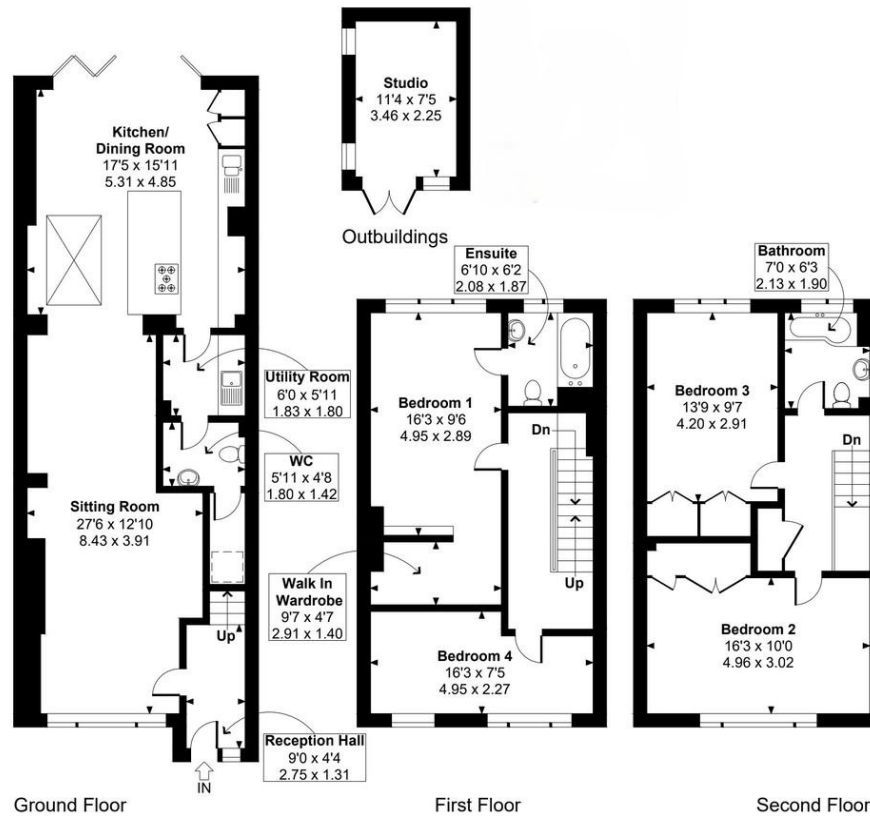


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Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft

Outbuildings = 26.2 sq m / 282 sq ft

Total = 183 sq m / 1970 sq ft



□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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