

# bushnell porter



## White Hart Road Old Portsmouth PO1 2TY



- Entrance hall with glass panels to staircase
- Ground floor wc
- Ground floor study room
- Garage with utility space
- Blocked paved car port
- Open plan lounge/dining room/kitchen
- Grey contemporary style kitchen units
- Two top floor bedrooms
- Ensuite shower room to master bedroom
- White three piece family bathroom suite
- Paved patio garden
- Close to the Hot Walls and Spice Island
- Viewing highly recommended



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**A two, previously three bedroom, three storey town house situated in the heart of Old Portsmouth close to Camber Dock which has the benefit of a driveway and integral garage. The property has been designed in a contemporary style throughout.**

## **ACCOMMODATION**

**ENTRANCE HALL** via part panelled part frosted double glazed front door with adjacent double glazed period style sash window, tiled flooring throughout ground floor, stairs rising to first floor with contemporary style oak and glass staircase, electrical fuses, panelled radiator, Georgian style panel effect doors with chrome furniture to study room, garage and ground floor wc, understairs storage cupboard.

**GROUND FLOOR WC** white two piece suite comprising close coupled wc with concealed cistern, chrome push button, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiled splashback, mirror over, chrome towel rail/radiator, extractor fan.

**STUDY ROOM** 12ft (3.67m) x 6ft 3 (1.91m) rear aspect room via double glazed door leading out onto flagstone paved patio garden, adjacent double glazed window, panelled radiator, Georgian style panel effect door leading through to garage/utility area.

**GARAGE/UTILITY AREA** 15ft 9 (4.82m) x 8ft 3 (2.53m) power and light points, space and plumbing for washing machine and tumble dryer, double glazed door leading out onto flagstone rear patio garden.

**FIRST FLOOR LANDING** dual side and front aspect double glazed period style sash windows with built-in plantation blinds, wood grain effect flooring, oak and glass panelling to staircase rising to second floor, panelled radiator, Georgian style panel effect door with chrome furniture leading through to lounge/dining room/kitchen.

**LOUNGE AREA** 15ft 4 (4.67m) x 11ft 2 (3.42m) rear aspect room via pair of double glazed French doors opening out onto Juliet balcony with views over flagstone paved patio garden, television point, telephone point, panelled radiators, lounge area opening out onto kitchen/dining area.

**KITCHEN/DINING AREA** 16ft 6 (5.03m) x 8ft 9 (2.68m) front aspect room via double glazed period style sash windows with built-in plantation blinds, kitchen comprising grey high gloss units, one and half bowl stainless steel square inset sink, solid granite effect work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, under unit lighting, built-in cutlery drawer and pan drawer below, four ring induction hob with integrated cooker hood over, adjacent electric double oven and grill, integrated dishwasher, integrated fridge/freezer, larder cupboard, wood grain effect flooring throughout lounge/kitchen area.

**SECOND FLOOR LANDING** with oak and glass panels to staircase, double glazed side aspect period style sash window with built-in plantation blinds, central heating room thermostat, access to roof space, Georgian style panelled doors with chrome furniture to all rooms.

**FAMILY BATHROOM** 5ft 5 (1.66m) x 5ft 3 (1.61m) modern three piece contemporary style suite comprising deep panel enclosed bath with chrome concealed shower/bath mixer, separate handheld shower head, porcelain tiled surround with decorative feature central tiling, chrome thermostatically controlled shower mixer, monsoon shower head with glazed folding door/screen, close coupled wc with concealed cistern, chrome push button, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, high gloss storage cupboard below, porcelain tiles to all walls from floor to ceiling, chrome towel rail/radiator, extractor fan, inset ceiling spotlights, mirror.

**BEDROOM 1** 13ft 1 (4.00m) x 10ft 10 (3.30m) rear aspect room via double glazed period style sash windows with built-in plantation blinds, panelled radiator, bedroom measurements taken to built-in triple wardrobe from floor to ceiling with sliding doors, mirror sliding doors to centre of wardrobe concealing hanging rail and storage shelf space, frosted glazed door leading through to ensuite shower room.

**ENSUITE SHOWER ROOM** 16ft (1.83m) x 2ft 5 (0.75m) two piece suite comprising walk-in shower cubicle via glazed folding door/screen, two porcelain tiled walls, one feature grey stone effect tiled wall, chrome thermostatically controlled shower mixer with separate handheld shower head, monsoon shower head over, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, high gloss storage cupboard below, mirror over, porcelain tiles to two walls, towel rail/radiator, extractor fan.

**BEDROOM 2** 13ft 3 (4.04m) reducing to 12ft (3.64m) x 10ft 5 (3.17m) front aspect room via dual double glazed period style sash windows with built-in plantation blinds, television point, built-in triple wardrobes with floor to ceiling sliding doors, mirror fronted middle door concealing hanging rail and storage shelf space.

**OUTSIDE** to the front of the property there is a block paved carport leading to garage via metal up and over door, outside courtesy light, steps rising to main front door with adjacent shingle garden area. To the rear of the property there is an enclosed flagstone paved patio garden approximately 16ft 4 (4.98m) x 16ft 6 (5.04m), outside tap, rear wooden gate leading to rear visitor parking.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate size, layout and finish of this period style yet contemporary three storey two previously three bedroom town house that is situated in the heart of Old Portsmouth which was the original show house for the development in 1996.

**PARKING PERMIT ZONE - KA- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band E - £2,800.98 (2026/2027)**

**FREEHOLD – Estate Service Charge - TBC**

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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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

