



BOOM TOWER

WEST STREET | OLD PORTSMOUTH | PO1 2JW

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In Brief

Freehold

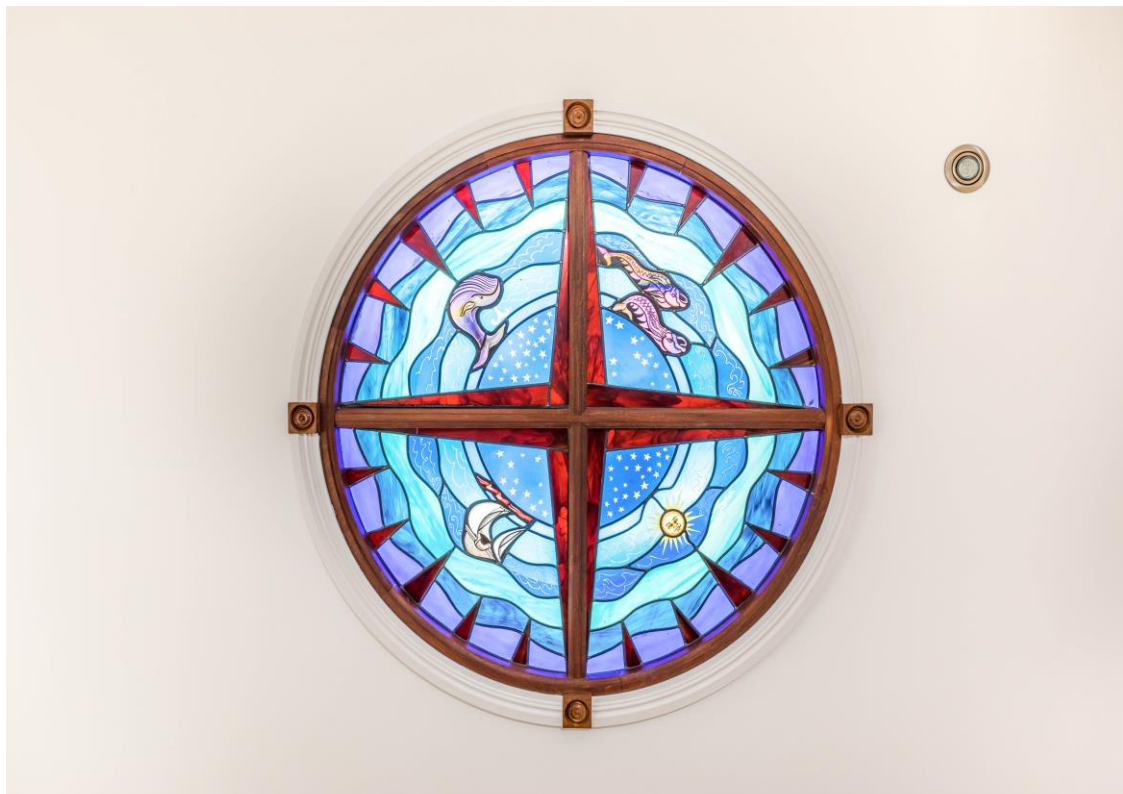
£3,495,000

Boom Tower is one of only two detached waterside residences overlooking the entrance to Portsmouth Harbour, with unobscured panoramic views over The Solent and Isle of Wight. Situated on the narrow-cobbled streets of 'Spice Island,' a tiny peninsular steeped in history within the conservation area of Old Portsmouth.

The cosmopolitan marina, shopping and leisure complex of Gunwharf Quays with its iconic 170-metre-high Spinnaker Tower will be found within a short walk, along with main line rail links to London (Waterloo) and ferry service (Hovercraft, car ferry and catamaran) to the Isle of Wight.

Portsmouth's historic dockyard and choice of excellent private schooling at the highly rated Portsmouth Grammar, St. Johns Collage, Portsmouth High School for girls as well as Portsmouth University are also close by, making this the perfect south coast family home.





The Property

Architecturally designed to take full advantage of the sea and harbour views, Boom Tower spans in excess of 4,200 sq. Ft (392.5 sq.m) over three floors, which features three fabulous outside terraces including a stunning 34ft x 24ft roof top terrace with 360-degree views, a natural gas fire pit and roof top swim spa. Approached via an electric gate to secure parking for at least four cars, a central stepped entrance leads to an impressive reception hall with return staircase and a 6 person lift to all floors. Bespoke “Karndean” flooring is featured throughout the ground floor which comprises, 23ft x 17ft living room with access to a two-tier waterside decked terrace, 24ft dining room incorporating a study area, beautifully fitted bespoke oak kitchen/breakfast room, complete with a range of quality integrated appliances including Miele ovens (3), dishwasher, “sinkerator” GDU, gas fired AGA and granite worktops. Adjacent is boiler and security control room, downstairs cloakroom and separate laundry room. There are three generous bedrooms on the first floor including a 24ft guest bedroom, which include en-suite dressing room and bathrooms. Bedroom three benefits from a private balcony overlooking the water whilst also having en-suite dressing and bathroom facilities. Bedroom four offers the option of a multi-functional room with en-suite bathroom. All bathrooms come with Imperial Bathroom Company 4-piece suites. The galleried landing on the second floor features an inset circular stained-glass skylight (Covered with “walk on glass”) and access to the main 44ft x 19ft terrace perfect for Al-Fresco dining and entertaining. The master bedroom which occupies the whole of the second floor also enjoys its own waterside private balcony together with an extensive range of fitted wardrobes and a spacious en-suite bathroom with spa corner bath, his ‘n hers wash basins and door to a second balcony. An external staircase from the side terrace leads to the roof top terrace with frameless glass balustrading. This purpose-built space is perfect for sun loungers and offers stepped access to the swim spa and enjoys fabulous unobscured 360-degree views over the harbour entrance, The Solent, Isle of Wight and Spinnaker Tower. Boom Tower offers gas central heating throughout, double glazing, video entrance phone, cctv security system, integrated Bose sound system and several wall mounted tv’s. This is an extremely rare opportunity to purchase this fabulous and very individual waterside home unlike anything else on the south coast.





