





Spice Quay, Broad Street, PORTSMOUTH PO1 2JU

fox & sons

welcome to

Spice Quay Broad Street, PORTSMOUTH

One of the home's most impressive attributes is its prime waterfront setting. From both the balcony and patio garden, you can enjoy uninterrupted views across the bustling harbour. This is a must see property, call us in branch today on 02392 293100.

Entrance Hall
14' 1" x 7' 7" (4.29m x 2.31m)

Downstairs Wc
6' 5" x 3' 9" (1.96m x 1.14m)

Garage/Workshop
17' 10" x 8' 3" (5.44m x 2.51m)

Dining Room

11' 3" x 8' 11" (3.43m x 2.72m)

Kitchen
12' 9" x 6' 9" (3.89m x 2.06m)

Utility Room
8' 2" x 4' 3" (2.49m x 1.30m)

Living Room
6' 1" x 12' 9" (1.85m x 3.89m)

Master Bedroom
16' 1" x 15' 8" (4.90m x 4.78m)

Bedroom Two
11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Three
12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom Four
8' x 7' 7" (2.44m x 2.31m)

Bathroom
8' 2" x 6' 2" (2.49m x 1.88m)

Study/Bedroom Five
8' 1" x 6' 6" (2.46m x 1.98m)

Terrace
16' 11" x 8' 1" (5.16m x 2.46m)

Store
3' 2" x 2' 5" (0.97m x 0.74m)

Balcony
8' x 6' 6" (2.44m x 1.98m)

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Spice Quay Broad Street, PORTSMOUTH

- Four/Five Bed Town House
- Parking & Garage
- Terrace & Balcony Overlooking the Water
- Quiet Cul-de-Sac Location
- Must See Property!

Tenure: Leasehold EPC Rating: C
Council Tax Band: F Service Charge: 150.00
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 111 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£630,000



view this property online fox-and-sons.co.uk/Property/SOS106482

The Property Ombudsman

Property Ref:
SOS106482 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

023 9229 3100

Southsea@fox-and-sons.co.uk

65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS

fox-and-sons.co.uk

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