



**Nesbits**

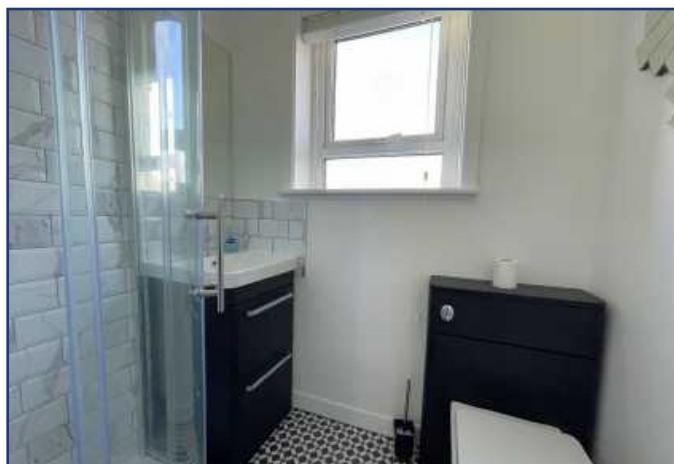
Established 1921

**Flat 3, 25 Bath Square, Old Portsmouth, PO1 2JL**

**Price £295,000**

## Flat 3, 25 Bath Square, Old Portsmouth, PO1 2JL

SPECTACULAR and almost unrivalled MARITIME VIEWS are the notable feature of this well-appointed and attractively presented purpose-built TWO BEDROOM TOP (3rd) FLOOR APARTMENT (please note, no lift) just yards from the harbour's edge. Upon Old Portsmouth's hugely desirable "Spice Island" peninsular, and in the very heart of this historic Conservation Area, cobbled Bath Square lies between Broad Street and the waters of Portsmouth Harbour, a position granting ready access to a wide range of amenities and attractions, including: Gunwharf Quays leisure and retail complex with The Spinnaker Tower, The Cathedral of St Thomas, Camber and Inner Harbour, The Naval Heritage Centre (HMS Victory, etc.), Portsmouth Grammar School, and artists' community of The Hot Walls. Nearby stations provide good commuting links, whilst Portsmouth and Southsea town centres are each some one mile away only. The apartment itself is one of just three units within an impressive purpose-built corner development having brick elevations and triple bay window under a flat roof with communal roof terrace.



Flat 3's outlook is something truly wonderful and rare - its elevated position and south-westerly aspect granting breathtaking and ever-changing panoramic views encompassing waterside landmarks, Gosport's Fort Blockhouse and Haslar Marina, the approaches to Portsmouth Harbour, The Solent, and The Isle of Wight. Well-suited to being either a primary or secondary home, this 1st-class opportunity is offered with the further advantage of no onward chain and full details are given as follows:

Main front door to:

#### **COMMON LOBBY**

Stairs to upper floors.

#### **3rd FLOOR LANDING**

Stairs granting access to:

#### **ROOF TERRACE**

Having railed balustrade and granting spectacular 360 degree views.

#### **FLAT 3**

#### **ENTRANCE HALL**

Solid bamboo flooring. Electric panel heater.

#### **SHOWER ROOM & W.C.**

Contemporary white suite comprising:

handbasin with mixer tap, low flush w.c. with concealed cistern, corner shower cubicle. Electric panel heater. UPVC replacement obscure double-glazed window. Tiled floor. Three recessed ceiling spotlights.

#### **KITCHEN**

**9'7 x 6'2 (2.92m x 1.88m)**

Range of fitted base cupboards, work surfaces with tiled surround, single drainer enamel inset sink unit with mixer tap. Electric panel heater. Bamboo flooring. Five recessed ceiling spotlights. UPVC replacement double-glazed window to rear elevation. Useful recess having additional storage together with cupboard housing electricity meter and circuit breakers.

#### **BEDROOM ONE**

**10'1 x 8'5 (3.07m x 2.57m)**

UPVC replacement, sash-style, double-glazed window to side elevation. Bamboo flooring. Electric panel heater.

#### **BEDROOM TWO**

**7'9 x 7'6 (2.36m x 2.29m)**

UPVC replacement, sash-style, double-glazed window to side elevation. Bamboo flooring. Electric panel heater.

#### **DUAL-ASPECT LIVING ROOM**

**14'3 x 13'0 (4.34m x 3.96m)**

Bamboo flooring. Two electric panel heaters. UPVC replacement, sash-style, double-glazing to side window, also to front splay bay, both granting breathtaking views towards the entrance to Portsmouth Harbour with The Solent and The Isle of Wight beyond.

#### **GENERAL INFORMATION**

**TENURE:** 199 years leasehold from 14th July 1975.

The building Freehold is owned by a residents' management company.

**IMPORTANT NOTICE:** Lease terms prohibit any form of sub-letting.

**MAINTENANCE CHARGE:** £1,352.86 per annum.

**GROUND RENT:** £60 per annum.

#### **COUNCIL TAX**

**Band 'D'** - £2,180.92 Per annum (2025/26).

#### **EPC**

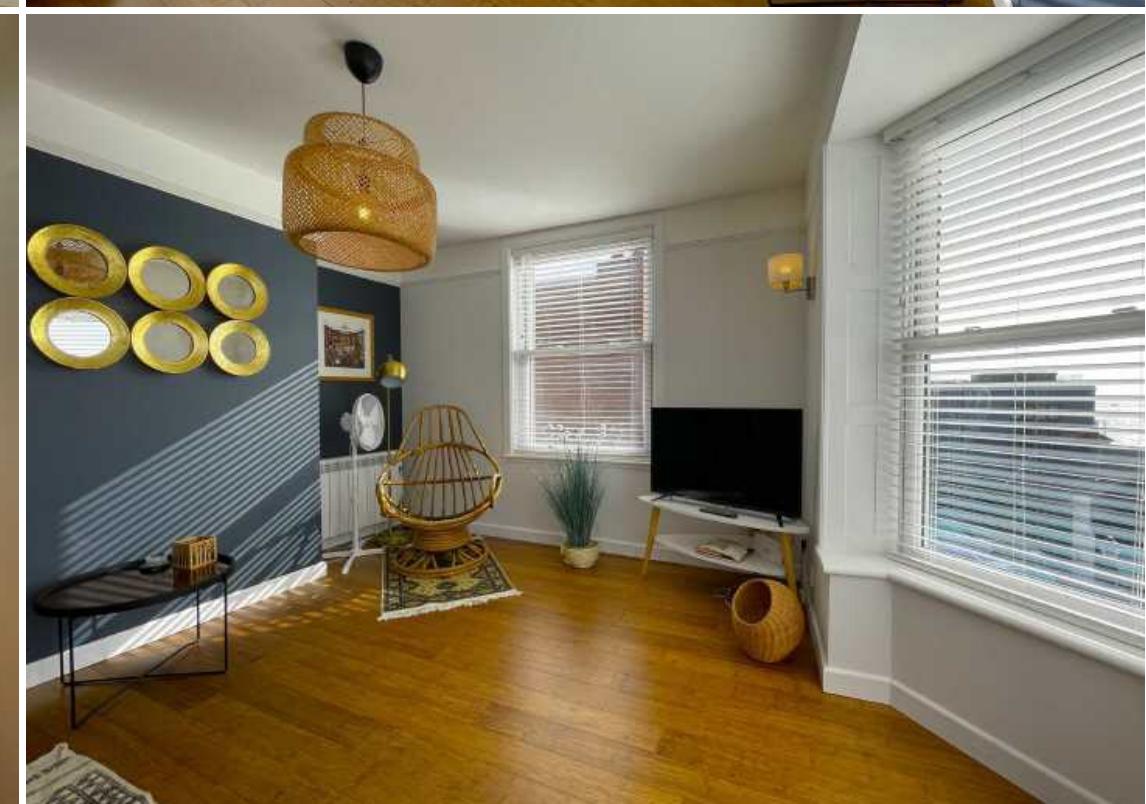
Energy Rating 'F' (Floor Area 43 sq m approx.)

#### **PARKING**

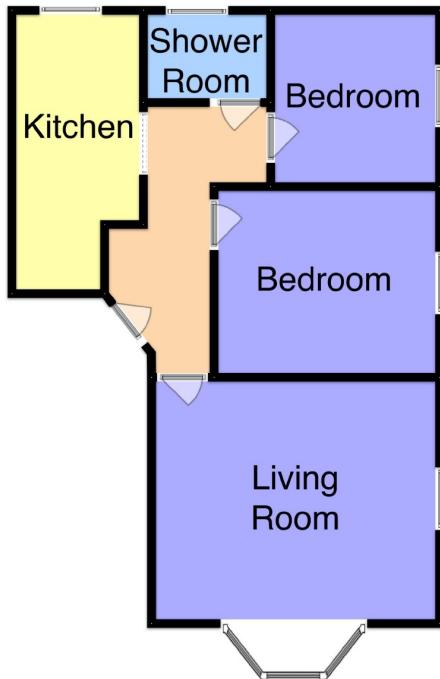
A residents' parking scheme operates in the area.

#### **VIEWING**

By appointment with **SOLE AGENTS**,  
**D. M. NESBIT & CO.**  
(17594/039237)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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