



**Nesbits**

Established 1921

Peppercorn House, 70 St Thomas's Street, Old Portsmouth, PO1 2EZ

**Price £399,500**

## Peppercorn House, 70 St Thomas's Street, Old Portsmouth, PO1 2EZ

Truly a case of "find another like it"! Standing directly opposite the Memorial Garden of Portsmouth Cathedral and available to the open market for the first time in twenty years, this highly individual TWO BEDROOM PERIOD PROPERTY is presented now as a fascinating BLANK CANVAS PROJECT holding immense potential for an incoming owner to create a home of character and charm. Parallel to the main High Street, St Thomas's Street runs between Oyster Street and Lombard Street, with "Peppercorn House" occupying a prime position overlooking the Romanesque 12th Century Cathedral of St Thomas. In the very heart of Old Portsmouth, the many attractions of this much sought-after and historic maritime enclave are close at hand, including: Spice Island and The Camber Dock, Gunwharf Quays leisure and retail complex, The Spinnaker Tower, National Museum of the Royal Navy, ancient city fortifications, Governors Green and Royal Garrison Church. Portsmouth and Southsea town centres are both less than one mile away and provide a combined comprehensive range of public amenities - schools, main-line stations, shops, etc. Dating from around 1700, Grade II Listed "Peppercorn House" forms part of a stylish and varied small group of period houses. Arranged over four floors, it features a rendered facade with splay bay window, all under a flat roof with open terrace. There is no garden as such.



The property is IN NEED OF GENERAL MODERNISATION, offering much reward for a programme of refurbishment on the part of a buyer looking to implement their own tastes and ideas. Available now to the open market with the further asset of NO ONWARD CHAIN, full details of this interesting and appealing opportunity are given as follows:

Balustraded steps up to panelled front door and through to:

### **ENTRANCE HALL**

Exposed wall beams. Stairs to upper and lower floors. Built-in cloaks and storage cupboard. Feature lead-light, stained-glass window to bedroom.

### **BEDROOM ONE**

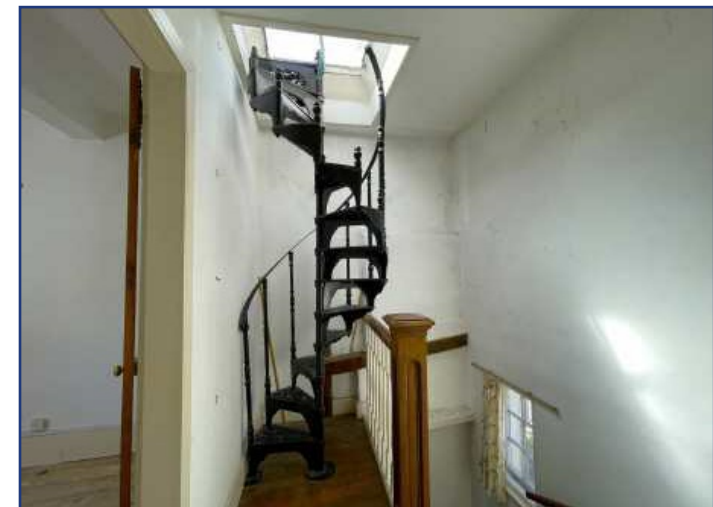
13'2 x 14'1 (4.01m x 4.29m)

Reducing to 10'7 (3.23m). Pair of recessed sash windows to front elevation. Exposed ceiling beam. Period fireplace with brick hearth. Wood-panelled walls. Double panel radiator. Pair of doors from hall. Door to:

### **EN-SUITE CLOAKROOM & W.C.**

White low flush w.c. and corner handbasin. Extractor.

### **FIRST FLOOR**





### LANDING

Exposed wall beams.

### LIVING ROOM

17'9 x 13'7 (5.41m x 4.14m)

Splay bay window to front elevation. Exposed ceiling beam. Stained-glass, lead-light panel to rear window. Feature brick fire surround and chimney breast, the open grate having living-gas coal-effect fire. 2 double power points.

### SECOND FLOOR

#### LANDING

Cast-iron spiral staircase leading to skylight and roof terrace beyond.

#### BEDROOM TWO

11'10 x 10'11 (3.61m x 3.33m)

Casement window to front elevation.



Exposed wall beam. Double panel radiator. Pair of doors to:

#### DRESSING ROOM

7'3 x 5'10 (2.21m x 1.78m)

Exposed wall beam.

#### BATHROOM & W.C.

9'8 x 7'8 (2.95m x 2.34m)

White suite comprising: panelled bath with mixer tap and shower attachment together with 'Mira' independent shower mixer, pedestal handbasin, bidet, and low flush w.c. Casement window to rear elevation. Built-in cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Double panel radiator. Cast-iron Victorian fireplace.

#### BASEMENT



### KITCHEN

16'10 x 10'4 (5.13m x 3.15m)

Fitted and equipped with: pinewood base and wall cupboards, tiled work surfaces and surround, single drainer ceramic inset sink with mixer tap, electric oven, microwave, 5-ring gas hob with integrated extractor canopy. Plumbing for washing machine. Double panel radiator. Built-in storage cupboard. Tiled floor. Two small windows at pavement level. Exposed ceiling and wall beams.

### OUTSIDE

'Peppercorn House' has no garden as such but features a

### ROOF TERRACE

18'0 x 15'3 (5.49m x 4.65m)

Laid to paving. Railed balustrade to the



rear elevation only.

### IMPORTANT NOTICE

Those inspecting the roof terrace are advised to take special care when doing so. It is NOT fully enclosed and is potentially hazardous.

### PARKING

A residents' parking scheme operates in the immediate area, with permits available upon application to Portsmouth City Council.

### EPC

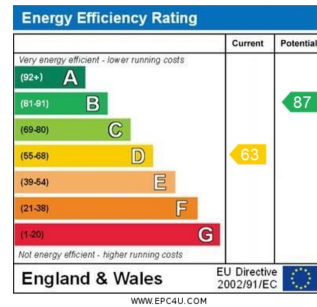
Energy Rating 'D' (Floor Area 102 sq m approx.)

### COUNCIL TAX

Band 'E' - £2,800.98 per annum (2026-27).

### VIEWING

By appointment with SOLE AGENTS,  
D.M. NESBIT & CO.  
(17802/052376)





Peppertorn House

70





You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

