



Island View

2 West Street | Old Portsmouth | Hampshire | PO1 2JW

FINE & COUNTRY

STEP INSIDE

Island View | £1,200,000 | Freehold

An individually architect designed mews townhouse which was built in 2001 in an area known as Spice Island in the heart of the maritime Old Portsmouth and within close proximity of Bath Square, The Point, Round Tower and the Napoleonic fortified walls. This individual property has outstanding views over looking the harbour entrance which is one of the busiest nautical entrances in the UK with naval warships, cruise ships, yachts and ferries passing on a regular basis. Spice Island has a large percentage of Grade II Listed properties and dates back to the medieval times, however Island View House is not only uniquely located but is one of very few properties in the location with a good sized rear garden, first floor balcony and a roof terrace. The property was designed to provide 1707 sq ft of living space arranged over four floors, the top floor having a large terrace and crescent shaped room suitable for an occasional bedroom with an en-suite shower room, on the floor below are two double bedrooms, the primary one with an en-suite shower room and separate feature bathroom. On the first floor is an L shaped sitting room incorporating dining and study areas and feature bay window, a kitchen and a balcony: on the ground floor is a utility room, integral garage, cloakroom and bedroom 4/study.

The current owners have lived there since 2012 and have carried out extensive changes and updates during their ownership to include oak wooden flooring throughout, double glazing, an enclosed rear garden, first floor balcony and having recently been redecorated both internally and externally. Early viewing of this individual modern home is strongly recommended in order to appreciate the location and accommodation on offer.

ENTRANCE: Lowered kerb with brick paviour leading to integral garage, main front door with etched glazed panel and chrome furniture leading to:

HALLWAY: Coir matted area, oak wooden flooring, contemporary style stainless steel radiator, door to garage, doors to primary rooms, staircase rising to first floor, louvre doored built-in storage cupboard, cloaks hanging area, ceiling spotlights and coving.

UTILITY ROOM: 7'3" x 6'8" Frosted double glazed sliding sash window to front aspect, work surface with inset single drainer stainless steel sink with mixer tap and cupboards under, washing machine point, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), water softener, tall larder cupboard with hot water cylinder (not tested), ceramic tiled surrounds, space for tumble dryer, tiled flooring, ceiling coving.

CLOAKROOM: Concealed cistern w.c., contemporary style tall radiator, wash hand basin with mixer tap and cupboards under, tiled flooring, high level shelving.

BEDROOM 4 / DAY ROOM: 18'4" x 10'1" Double glazed window to side aspect with stainless steel radiator under, recessed corner work desk with shelving over, access to understairs storage cupboard, floor to ceiling sliding doored storage cupboard/wardrobe with range of shelving, oak wooden flooring, ceiling coving and spotlights, pitched roof area with twin Velux skylight windows, fire surround with gas log effect fire, sliding double glazed doors leading to rear garden.

FIRST FLOOR: Landing and staircase rising to upper floor, oak flooring, ceiling coving, tall contemporary style radiator, door to:

OPEN PLAN SITTING / DINING ROOM: 21'5" decreasing to 6'8" at narrowest point x 21'3" decreasing to 10'0"

L Shaped, opening leading to kitchen.

Sitting Room: Oak wooden flooring, double glazed square bay window to front aspect with deep







wooden sill and sash style sliding double glazed windows with views towards Portsmouth Harbour and the Isle of Wight beyond, feature fire surround with granite mantle, gas log effect fire and matching granite hearth, media area with corner storage cupboards, space for T.V. over with media shelving to one side.

Study Area: Double glazed sash window to front aspect, stainless steel contemporary style radiator, matching flooring, ceiling coving and spotlights.

OPEN PLAN LIVING / DINING ROOM: **Dining Area:** Matching wooden flooring, stainless steel contemporary radiator, ceiling coving and spotlights, bi-folding double glazed doors leading to rear terrace overlooking garden, peninsular style divide with quartz work surface and pan drawers under, entry phone system, opening leading to:

KITCHEN: 11'4" x 11'4" (overall width of adjoining rooms 20'5") Pitched glazed roof with frosted panels, double glazed window to rear aspect overlooking garden, comprehensive range of matching wall and floor units with curved corners, quartz work surface, inset 1½ bowl stainless steel sink unit with mixer tap, integrated wine cooler, wine rack, integrated slimline dishwasher, wall mounted units with curved doors, eye-level microwave, matching oak flooring, to one wall are tall larder style storage cupboards with central space housing fridge/freezer, range of open shelving, Lacanche range style cooker with five ring gas hob and ovens under, stainless steel extractor hood, fan and light over, stainless steel splashback, range of drawer units.

SECOND FLOOR: Landing, staircase rising to top floor, entry phone system, tall contemporary style radiator, doors to primary rooms.

BEDROOM 1: 14'5" x 12'8" into square bay window. Double glazed square bay window to front aspect with views at an angle towards the Harbour entrance, the Solent and Isle of Wight, range of floor to ceiling mirror fronted sliding mirror doored wardrobes to one wall with hanging space and shelving, oak wooden flooring, wall lights, ceiling spotlights and coving, stainless steel contemporary style radiator, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with curved panel and drying area to one end, drench style hood and separate shower attachment, close coupled w.c, mirror and lighting, heated towel rail, granite surface with oval wash hand basin and cupboards under, double glazed window to front aspect with blind, ceiling spotlights, oak flooring.

BEDROOM 2: 11'7" x 10'11" Double glazed window to rear





aspect with plantation shutter blinds and contemporary radiator under, built-in double sliding doored wardrobe to one wall with hanging space and shelving, oak flooring, ceiling coving.

FEATURE BATHROOM: White suite comprising: free standing bath with raised end and chrome mixer tap, concealed cistern w.c., wash hand basin with mixer tap and cupboard under, extractor fan, mirror with lighting, double glazed window to rear aspect with plantation shutter blinds, ceiling spotlights and coving.

TOP FLOOR:

VIEWING ROOM / BEDROOM 3: 11'8" x 10'10" increasing to maximum 16'4" Oak wooden flooring, central balustrade, range of sliding doored built-in cupboards with shelving, tall contemporary style radiator, raised single bed with ladder style steps to one end, double glazed windows with central doors leading to roof terrace with views over roof tops towards Gosport, the Harbour entrance, the Solent and Isle of Wight beyond.

SHOWER ROOM: Corner shower cubicle with curved panelled doors, corner wash hand basin with cupboards under and medicine cabinet over, low level w.c., matching flooring, extractor fan.

ROOF TERRACE: Wrap around terrace with wooden decking, glazed panels with chrome fenders over.

OUTSIDE: To the front is covered recess and access to garage and main front door.

To the rear is a good size courtyard style garden with painted and rendered walls to all aspect, central raised and corner flower beds, brick paved area and hardstanding, seating areas with bark chipping surrounds, range of shrubs, evergreens and bushes, cold water tap and irrigation system, lighting and power points.

FIRST FLOOR TERRACE: Bi-folding doors from dining room, decked terrace with glazed screens and chrome fenders.

INTEGRAL GARAGE: 18'4" x 8'8" Remote control roller shutter door to front aspect, fluorescent tube lighting, range of high level storage cupboards, matching roller shutter door to rear leading to garden/hardstanding, wall mounted electric and gas meters.

AGENTS NOTES:

Council Tax Band E - Portsmouth City Council

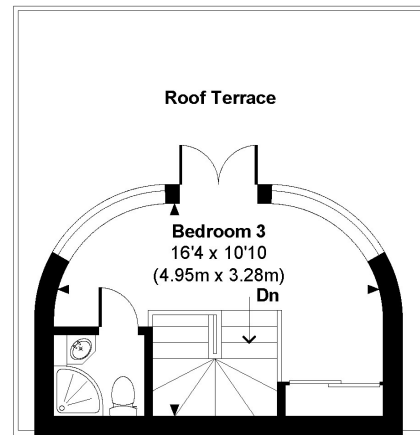
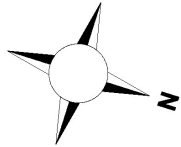
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](http://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk)))

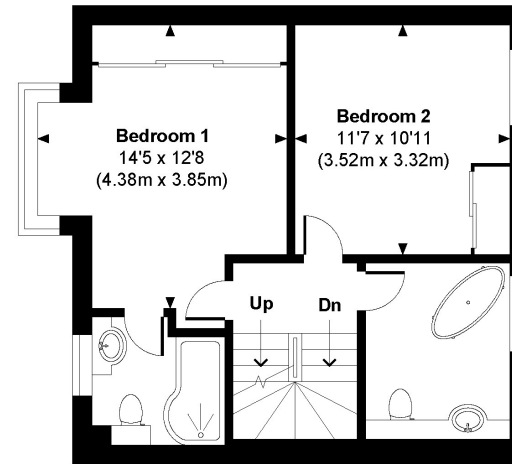
TO FIND THE PROPERTY: Travelling in a southerly direction down the High Street, continue into Broad Street, following the one way system via Bath Square to West Street where Island View House is in the centre of only three properties on the left hand side.

Island View House

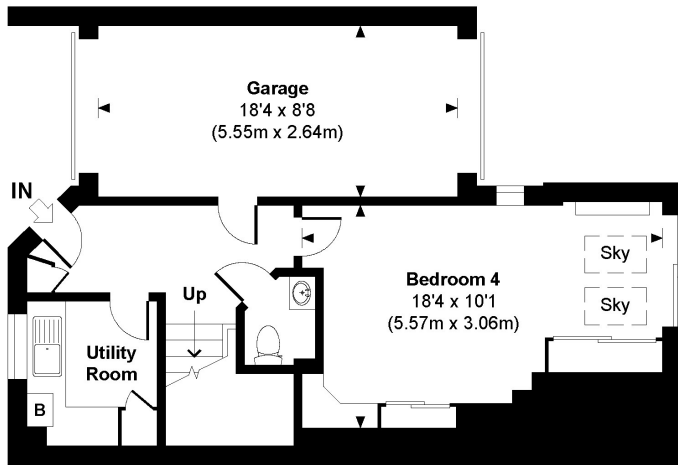
Approximate Gross Internal Area
 Main House = 1549 Sq Ft / 143.89 Sq M
 Garage = 158 Sq Ft / 14.65 Sq M
 Total = 1707 Sq Ft / 158.54 Sq M



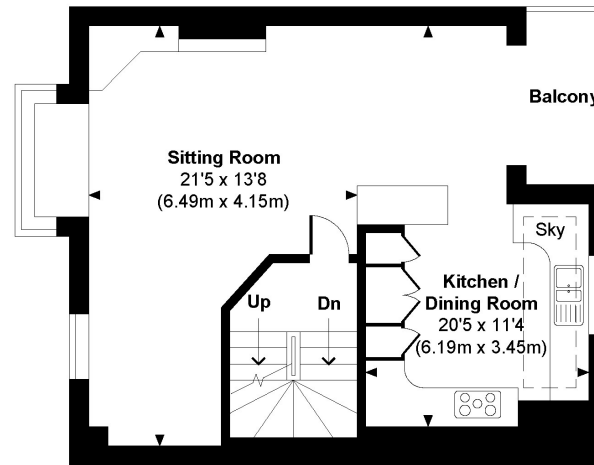
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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