

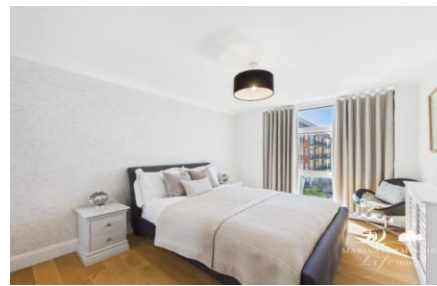
Blake House, Gunwharf Quays

Portsmouth, PO1 3TH

Asking Price Of

£625,000

Second-floor Blake House apartment in Gunwharf Quays with stunning Solent and Spinnaker Tower views. Two double bedrooms with en-suites, fitted wardrobes, stylish kitchen with integrated AEG appliances, bright living area, private balcony, parking, and prime waterfront location.



Property Features

- Situated within the prestigious Blake House at Gunwharf Quays
- Immaculately presented second-floor apartment
- Two generously proportioned double bedrooms with harbour views
- Stylish en-suite shower rooms to both bedrooms and additional cloakroom
- Private balcony with direct views of the iconic Spinnaker Tower
- Contemporary kitchen featuring integrated AEG appliances
- Two allocated underground parking spaces
- Presented in turnkey, move-in ready condition
- Lift access to all floors
- Early viewing highly recommended

OVERVIEW

Set within the prestigious Gunwharf Quays, Blake House presents an exceptional opportunity to enjoy contemporary waterside living in one of the South Coast's most vibrant and desirable destinations. Positioned on the edge of Portsmouth Harbour and framed by the iconic Spinnaker Tower, the development blends striking modern architecture with a rich maritime heritage, creating a setting that feels both sophisticated and effortlessly relaxed.

Gunwharf Quays has established itself as one of the UK's premier waterfront destinations, where everyday living is enhanced by an outstanding selection of shops, restaurants, and leisure experiences. From designer outlets and well-known brands to waterside dining and a lively café culture, everything is within easy reach. Whether enjoying a morning coffee overlooking the marina or an evening meal with harbour views, the atmosphere is both vibrant and welcoming, making it perfectly suited to those seeking a refined yet low-maintenance lifestyle.

One of the defining features of this location is its exceptional connectivity. Just a short stroll away, Portsmouth Harbour railway station provides direct services to London Waterloo in around an hour and a half, making the apartment ideal for those balancing city and coastal living. Excellent road links via the M27 ensure easy access along the South Coast and beyond, while nearby ferry services offer convenient crossings to the Isle of Wight and surrounding areas. Despite this accessibility, the immediate surroundings retain a calm, waterside charm that feels a world away from the pace of city life.

Moments from Gunwharf Quays, Old Portsmouth offers a glimpse into the city's past, with its cobbled streets, historic fortifications, and traditional pubs set against sweeping sea views. It is an area defined by character and tranquillity, perfect for relaxed walks along the waterfront. In contrast, Southsea brings a more contemporary coastal energy, known for its independent boutiques, vibrant dining scene, and expansive seafront. The combination of these neighbouring areas creates a rich and varied lifestyle, balancing heritage with modern seaside living.



Blake House is particularly well suited to downsizers and second-home owners seeking a secure, stylish base by the sea. The ease of apartment living, combined with immediate access to amenities and leisure, creates a true "lock-up-and-leave" environment. Whether used as a permanent residence or a weekend retreat, this is a home that offers both convenience and a sense of escape, delivering the very best of coastal living in an exceptional setting.

PROPERTY DESCRIPTION

Occupying a prime second-floor position within the prestigious Gunwharf Quays development, this exceptional apartment at Blake House has been beautifully enhanced by the current owner to offer a sophisticated and effortlessly stylish coastal home.

Designed with both comfort and elegance in mind, the accommodation comprises two generously proportioned double bedrooms, each finished in a calm, contemporary palette and complemented by sleek, well appointed en-suite shower rooms. Fitted wardrobes provide excellent storage, while both bedrooms enjoy attractive views across the Solent, creating a light filled and tranquil retreat. A separate cloakroom adds a thoughtful touch of convenience for guests.

The kitchen/breakfast room forms a striking centrepiece, finished in a refined grey tone, and fitted with a full suite of integrated AEG appliances, including a double oven, induction hob with extractor, dishwasher, washer/dryer, and fridge freezer. Both practical and beautifully presented, it is a space equally suited to everyday living and entertaining.



The living room is particularly impressive, where expansive glazing draws in natural light and frames far-reaching views across the Solent, alongside a direct outlook towards the iconic Spinnaker Tower. From here, doors open onto a private balcony-an ideal vantage point for enjoying the ever-changing coastal scene and spectacular sunsets over the water.

Set within one of the South Coast's most sought after waterfront destinations, Gunwharf Quays offers a unique blend of marina side living, vibrant dining, and boutique shopping, all just moments from your door. This enviable setting perfectly complements the apartment's "lock-up-and-leave" appeal, making it ideally suited to those seeking a refined main residence, an elegant downsize, or a luxurious second home by the sea.

Further enhancing its desirability, the property benefits from two allocated underground parking spaces, together with two visitor permits an invaluable asset in such a prime location.

ROOM MEASUREMENTS

HALLWAY - 7' 6" x 4' 1" (2.29m x 1.24m) and 17' 10" x 3' 7" (5.44m x 1.09m)

MAIN BEDROOM - 13' 3" x 9' 6" (4.04m x 2.9m)

ENSUITE - 12' 4" x 7' 1" (3.76m x 2.16m)

BEDROOM TWO - 10' 1" x 9' 6" (3.07m x 2.9m)

EN SUITE- 7' 0" x 5' 2" (2.13m x 1.57m)

CLOAKROOM - 6' 5" x 4' 6" (1.96m x 1.37m)

KITCHEN BREAKFAST ROOM - 13' 11" x 10' 8" (4.24m x 3.25m)

LIVING ROOM - 13' 11" x 10' 8" (4.24m x 3.25m)

BALCONY - 7' 8" x 6' 8" (2.34m x 2.03m)

PARKING- 2 ALLOCATED PARKING SPACES PLUS 2 VISITOR PERMITS

MATERIAL INFORMATION

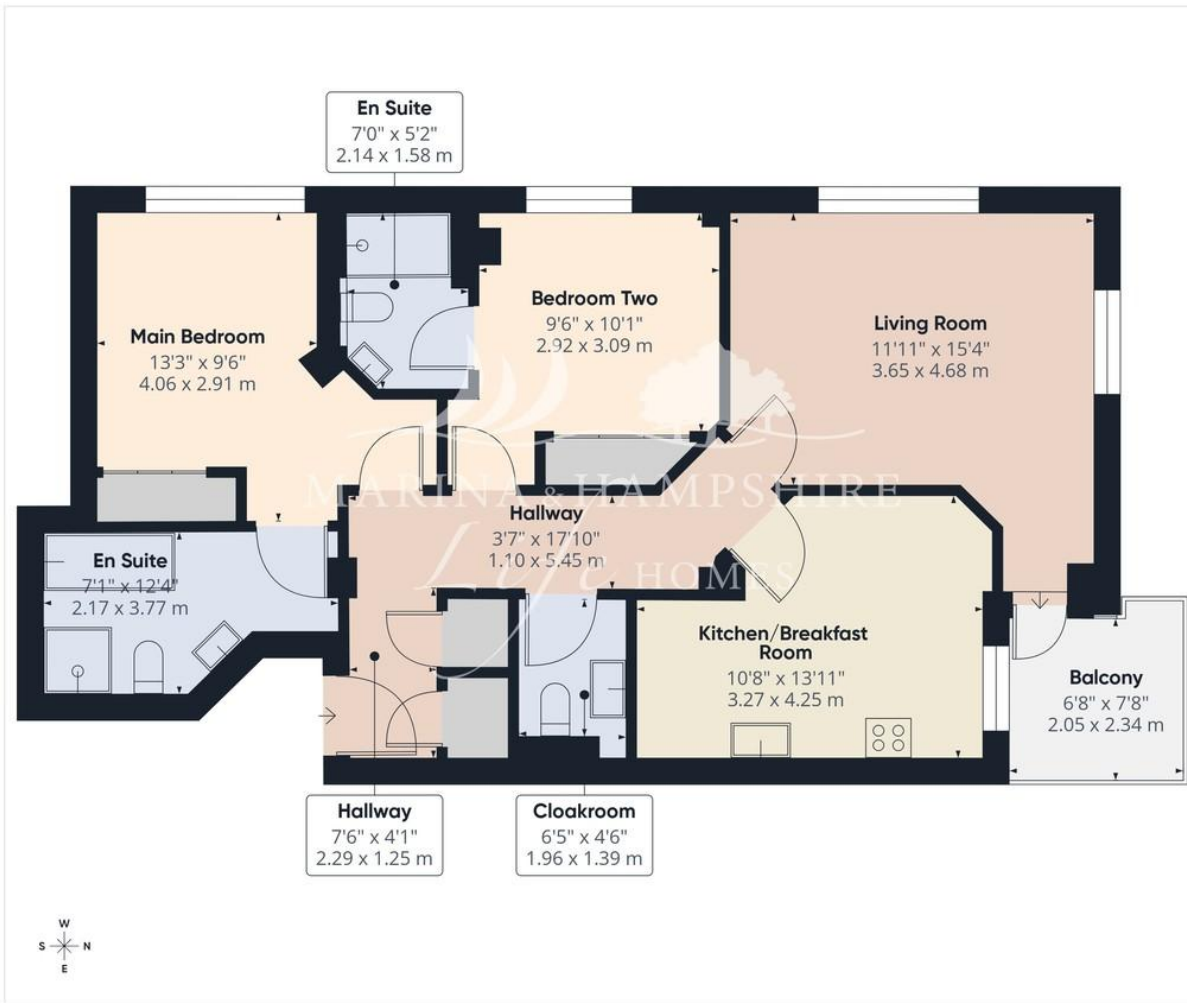
- Price (£) - 625,000
- Tenure - Leasehold
- Length of lease (years remaining) – 172 Years
- Annual service charge amount (£) 3329.28.
- Service Charge Reviewed Annually
- * Annual Ground Rent -231.84
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated underground parking spaces plus 2 visitor permits
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These







Approximate total area^m

866 ft²
80.3 m²

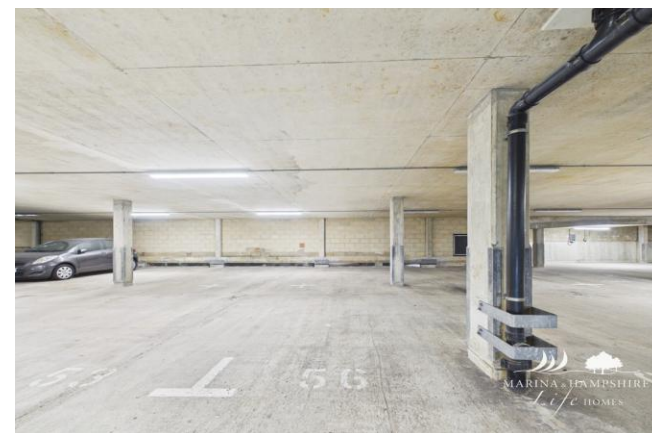
Balconies and terraces

52 ft²
4.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements