

37 Broad Street, Old Portsmouth, Hampshire, PO1 2JD

FINE & COUNTRY

£660,000 - Freehold







Features

- A Grade II Listed Home Close to the Harbour Entrance
- 1648 Sq Ft of Living Space arranged over Three Floors
- Four Bedrooms, Two Bathroom
- Two Reception Areas

PROPERTY SUMMARY

No. 37 Broad Street has a distinctive blue frontage and fascinating history, offering a unique home in the heart of Old Portsmouth. Records date its construction to 1823, just 18 years after the death of Admiral Lord Nelson. Its parapet and pitched roof conceal a balcony with views towards Gunwharf Quays and the Spinnaker Tower-a striking contrast to the skyline of two centuries ago.

Improved over the years, the property offers 1,648 sq ft of living space across three principal levels. The ground floor has an inviting, open-plan feel, with distinct sitting and dining areas flowing through to a kitchen crowned by a roof lantern. A large walk-in utility cupboard provides practical storage, while doors open onto a compact courtyard garden with a hanging flower wall. On the first floor, a generous 16 ft bedroom is complemented by a feature bathroom and the fourth bedroom. Two further bedrooms and a shower room occupy the top floor, with one bedroom featuring a ladder-style staircase to an additional sleeping area. Accessed from the second bedroom, the narrow, east-facing balcony offers an appealing spot for morning coffee.

Situated close to the historic harbour entrance, the property is within a few minutes' walk of the sailing club, Camber Dock, restaurants, traditional public houses, the fortified Napoleonic Sea Defences and highly regarded schools, including Portsmouth Grammar School and Portsmouth High School, are also nearby.







The historic defences now accommodate the Hotwall Studios, a collection of independent shops, galleries and a tearoom, while the nearby fish market adds to the area's distinctive maritime character. Once associated with fishermen, smugglers and press gangs, the taverns around the island's point form part of Old Portsmouth's colourful past. Today, this desirable conservation area provides a compelling setting for a historic home, combining characterful surroundings with the attractions of waterfront living.

ENTRANCE
Recently repainted blue frontage, main front door with leadlight frosted panel leading to:

HALLWAY
Part tongue and groove panelling to half level on one wall, quarry tile flooring, built-in cloaks cupboard with panelled door, hanging rail and shelf over.







SITTING ROOM
15' 9" x 13' 0" (4.8m x 3.96m) Measurements to dividing doors leading directly into dining room and kitchen, overall depth of adjoining rooms 41'6".
Sash windows to front aspect with plantation shutter blinds, flagstone flooring, central chimney breast with brick surround and wooden mantle, built-in dresser style storage cupboard to one side, further brick surround fireplace with log burner (not tested), panelled door leading to hallway, folding doors leading to:

DINING ROOM INC. KITCHEN
22' 2" x 11' 8" increasing to maximum 13'8" (6.76m x 3.56m)
Dining room: (12'8" x 11'8") Flagstone flooring, understairs storage area, staircase with rope hand rail leading to first floor, exposed brick walls with exposed beams.
Large walk-in utility cupboard: Part panelling to wall, matching flooring, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), storage cupboards, space and plumbing for washing machine and tumble dryer, space for fridge/freezer.

Kitchen: (13'8" x 11'11") Comprehensive range of floor to ceiling units with range of pan drawers, glass splashback, four ring gas hob with pan drawers under, integrated fridge, freezer and dishwasher with mathcing doors, eye-level Bosch oven and grill with storage cupboards over and under, recently replaced feature tinted glass lantern light roof with spotlights, central island incorporating 1½ bowl sink unit with mixer tap, range of pan drawers and cupboards under, wine cooler, glass breakfast bar to one end, full height range of cupboards to one wall with central shelf and glass splashback with spotlights, matching flagstone flooring, sash window with twin doors to one side leading to rear garden.

FIRST FLOOR
Landing with exposed bricks, wooden architraves, staircase with rope hand rail rising to top floor, built-in storage cupboard, doors to primary rooms.

BEDROOM 1
16' 0" x 15' 5" (4.88m x 4.7m) Range of built-in furniture including wardrobes, bedside cabinets and over bed book shelving and storage, twin sash windows with secondary glazing to front aspect with roll top radiators under, painted panelling on two walls with central chimney breast with exposed bricks and recess, wall lights.

BEDROOM 4
12' 4" max. x 7' 9" max. (3.76m x 2.36m) Window to rear aspect with roll top radiator under, panelled door, range of built-in wardrobes to one wall with hanging space and shelving, undulating floor lines with stripped and stained floorboards.

FAMILY BATHROOM
White suite comprising: panelled bath with mixer tap, separate shower over with drench style and shower attachment, folding shower screen, ceramic brick style tiling, panelling to ¾ wall level, low level w.c., wash hand basin with mixer tap and range of drawers under, roll top radiator with brass towel rail over, sash frosted window to rear aspect, tiled flooring.

TOP FLOOR
Landing with skylight window, access to storage loft space.

BEDROOM 2
16' 7" x 10' 0" increasing to max. 13'0" (5.05m x 3.05m) New double glazed dormer windows and door leading to roof balcony, wooden flooring, painted wood panelling to walls, central chimney breast with cast iron surround fireplace, built-in shelving and drawers to one side with wardrobes to the other with hanging space and shelving, ceiling spotlights, wooden skirting boards, roll top radiator.

ROOF BALCONY
Views towards No.1 Building, Spinnaker Tower at an angle, false grass and lighting.

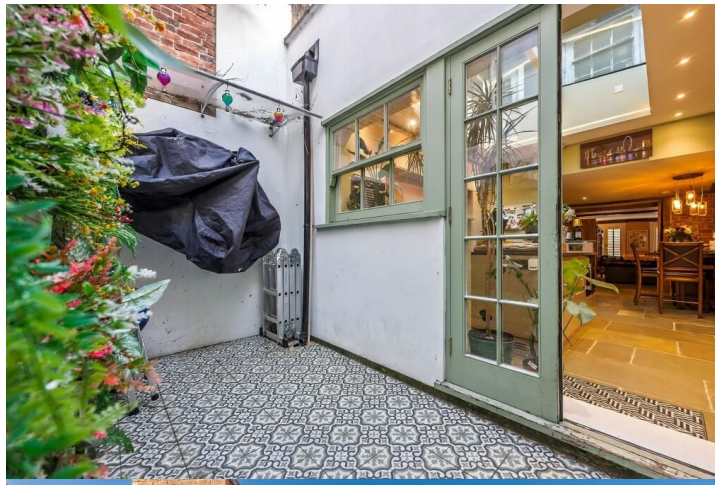
SHOWER ROOM
Shower cubicle with sliding door, window to rear aspect, concealed cistern w.c., tile wood effect flooring, panelled door, circular wash hand basin with mixer tap, tiled surrounds, mirror, shaver point and light.

BEDROOM 3
11' 8" x 9' 5" (3.56m x 2.87m) Sash wood surround dormer window to rear aspect, ceiling spotlights, wooden flooring, panelled door, hanging area with step ladders leading to:

MEZZANINE LEVEL / LOFT ROOM
11' 2" x 10' 10" (3.4m x 3.3m) Restricted in height to maximum 5'0" into ridge, skylight window, access into loft storage space.

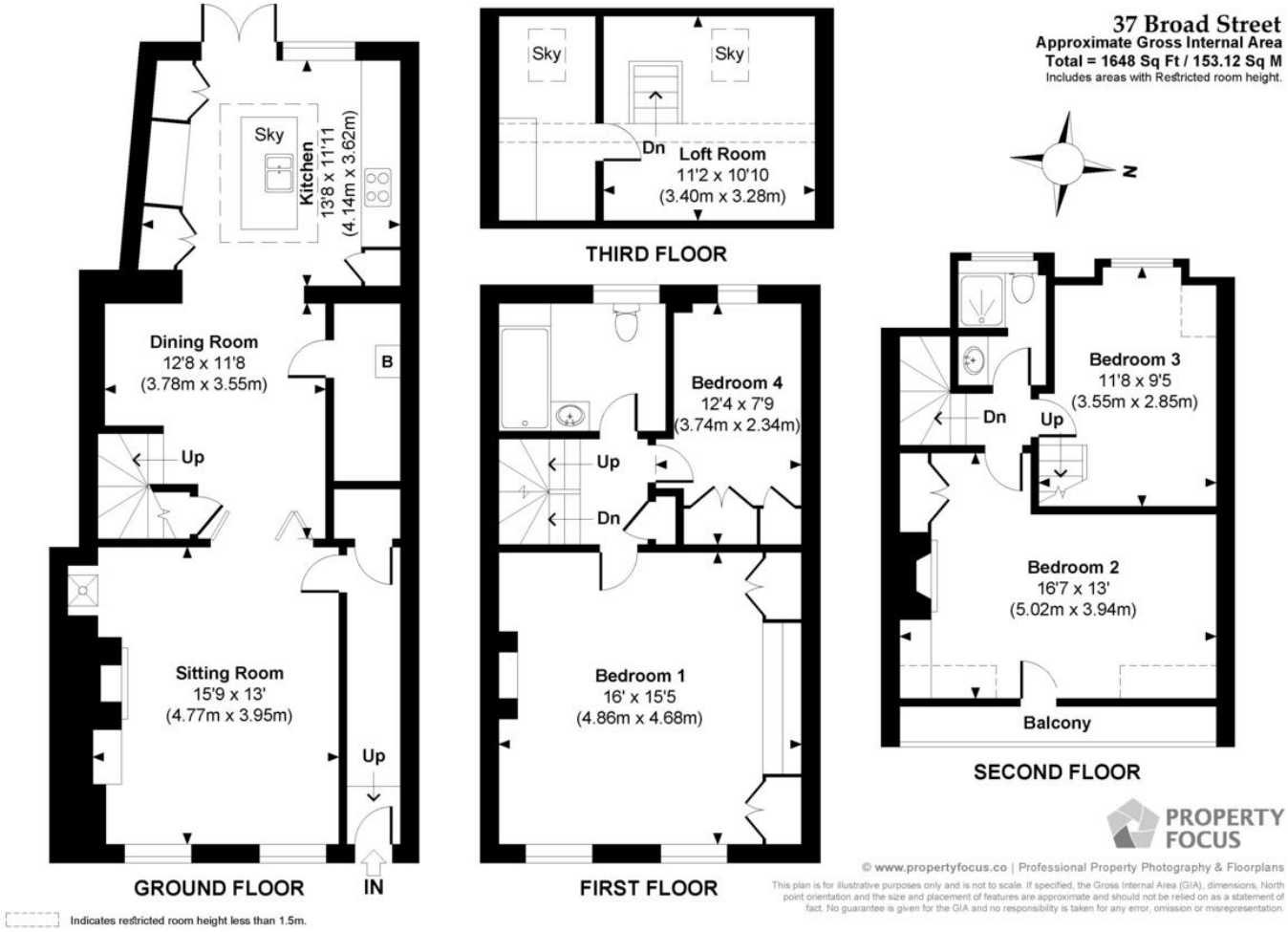
OUTSIDE
To the rear is a courtyard garden with planter wall, quarry tiled flooring, range of storage cupboards and bin storage area, glazed panelled door.

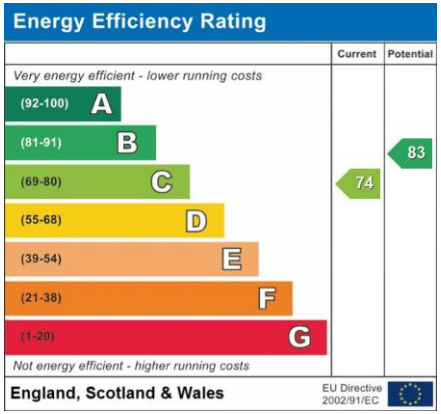
AGENTS NOTES
Council Tax Band E - Portsmouth City Council
Broadband – ASDL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed











IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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