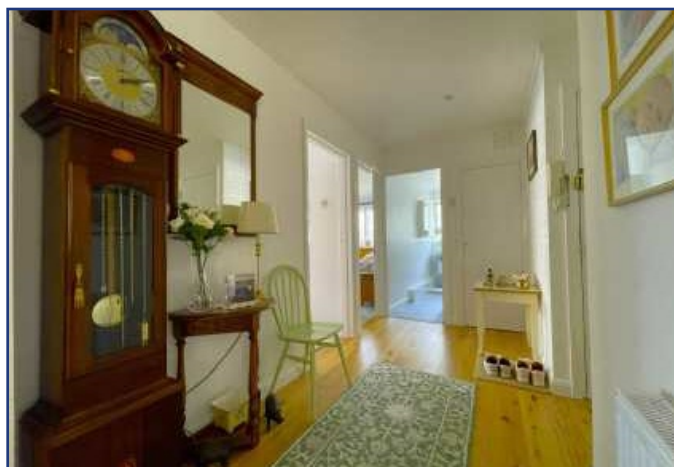




Flat 18 Fontenoy House, Grand Parade, Old Portsmouth, PO1 2NF

Beautifully appointed and enviably located in the very heart of historic Old Portsmouth, this purpose-built TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT boasts gas fired central heating, replacement double-glazing, secure entry, oak flooring, equipped kitchen, good storage, and access to a shared courtyard garden. Part of a wider Conservation Area, Grand Parade has been one of the district's largest open spaces since the town was founded, showing on maps from 1540. Immediately off Old Portsmouth's main High Street, it is a prominent landmark of this much sought-after maritime enclave, enjoying ready access to its wealth of attractions, including: The Cathedral of St Thomas, Spice Island and Camber Dock, Square Tower, The Hot Walls artists' community, and Gunwharf Quays leisure and retail complex. Nearby stations provide good commuter links (London Waterloo 1.5 hours), whilst Portsmouth and Southsea town centres provide a wide range of public amenities.



Just moments from the waterfront, Fontenoy House is a post-war development of just eight apartments (with planning consent granted in 2024 for an additional rooftop unit to be constructed), No.18 itself having been recently refurbished to a high standard of specification and being stylishly presented throughout. Full particulars of this desirable opportunity are given as follows and early enquiry is invited:

Main front door, with SECURE ENTRY SYSTEM, to:

COMMON HALLWAY

Stairs to upper floors.

FLAT 18

Front door to:

OPEN-PLAN RECEPTION HALL

Oak flooring. 4 recessed ceiling spotlights. Double panel radiator. Security intercom telephone. Built-in cloaks and storage cupboard. Built-in cupboard housing gas and electricity meters together with circuit breakers.

SHOWER ROOM & W.C.

11'1 x 5'2' (3.38m x 1.57m)

Stylish white suite comprising: handbasin on chrome supports, low flush w.c., and walk-in shower cubicle. Contemporary vertical radiator/towel rail. Tiled floor.

Part-tiled walls. UPVC replacement obscure double-glazed window. 4 recessed ceiling spotlights.

BEDROOM ONE

14'1 x 11'0 (4.29m x 3.35m)

A dual-aspect room having UPVC replacement double-glazed windows on two sides. Coved ceiling. Built-in cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Double panel radiator. Double built-in wardrobe.

BEDROOM TWO

11'0 x 7'11 (3.35m x 2.41m)

Coved ceiling. UPVC replacement double-glazed window. Double built-in wardrobe. Double panel radiator.

KITCHEN

11'6 x 8'10 (3.51m x 2.69m)

Fitted and equipped with: base and wall cupboards, marble-effect work surfaces and upstand, 1½ bowl stainless steel inset sink with mixer tap, electric oven, 4-ring ceramic hob with extractor canopy, 'fridge/freezer, and dishwasher. Door to communal courtyard. Oak flooring. Door to:

UTILITY/LAUNDRY ROOM

6'2 x 5'10 (1.88m x 1.78m)

Fitted wall cupboards and upright unit, work surface with tiled upstand. Plumbing

for washing machine. Oak flooring. 2 recessed ceiling spotlights.

LIVING ROOM

13'10 x 13'6 (4.22m x 4.11m)

Coved ceiling with 6 recessed spotlights, UPVC replacement double-glazed window. Oak flooring. Double panel radiator.

OUTSIDE

Walled communal courtyard garden with bin storage.

PARKING

A residents' parking scheme operates within Grand Parade itself together with the surrounding streets.

GENERAL INFORMATION

Tenure: 207 years leasehold from 4.10.1982 (163 years remaining).

Service Charge & Ground Rent: £631.94 per half year (to 30.9.2026).

Council Tax: Band 'D' - £2,291.71 per annum (2026/27).

EPC

Energy Rating 'C' (Floor Area 70 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18124/064422)





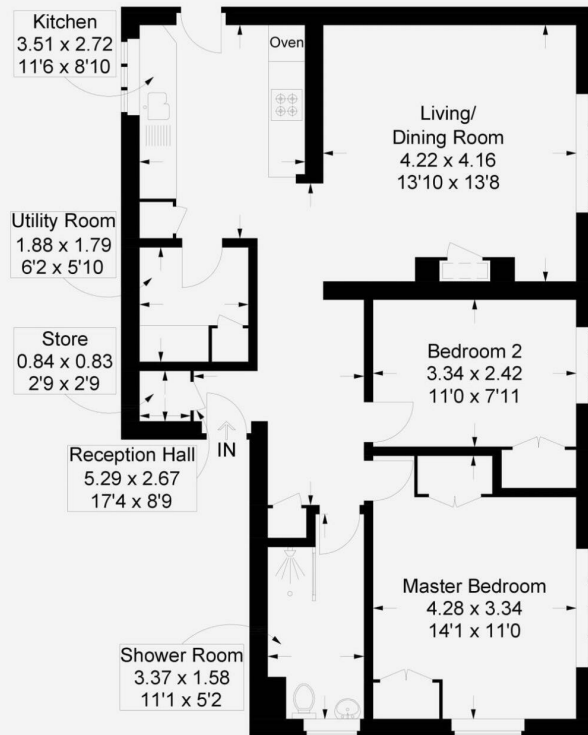
Fontenoy House, Grand Parade, Old Portsmouth

Approximate Gross Internal Area = 71.8 sq m / 773 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 72 sq m / 775 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

