



Nesbits

Established 1921

23 Warblington Street, Old Portsmouth, PO1 2ET

Price £435,000

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Enjoying a highly sought-after location, this SPACIOUS 3 BEDROOM TWO-STOREY HOUSE benefits from a private garage, useful workshop, replacement double-glazing, and gas fired central heating. It is keenly priced to reflect the NEED FOR SOME REFURBISHMENT, presenting now as an appealing blank canvas opportunity with much potential. Warblington Street runs between St Georges Road and King Charles Street, a desirable residential address within comfortable reach of the many attractions of this historic maritime enclave, including: Spice Island and Camber Dock, Gunwharf Quays leisure and retail complex with The Spinnaker Tower, National Museum of the Royal Navy, Cathedral of St Thomas, and ancient city fortifications. Portsmouth and Southsea town centres are both less than one mile away and provide a combined comprehensive range of public amenities. Part of a 1960s' development of just five houses, No. 23 itself has brick elevations under a pitched and tiled main roof with solar panels. It stands behind a deep, open-plan forecourt, whilst to the rear is a sunny, enclosed patio garden with a brick-built workshop (suitable for a variety of purposes) and pedestrian access to the garage.



Well cared for by the current owner, and with a reasonable standard of specification, the house will, as stated, reward an element of up-dating, now holding plenty of scope for a buyer to implement their own tastes and ideas, creating a home with much to commend it. Available with the further asset of NO ONWARD CHAIN, full particulars of this attractive opportunity are given as follows and early enquiry is invited:

UPVC and obscure double-glazed outer door to:

ENCLOSED PORCH

6'1 x 4'6 (1.85m x 1.37m)

Artex ceiling. Obscure-glass inner door to:

LIVING ROOM

16'9 x 12'11 (5.11m x 3.94m)

Coved Artex ceiling. UPVC replacement double-glazed window to front elevation. Wood-laminate flooring. Feature stone-clad chimney breast with living-gas coal-effect fire. Double panel radiator. Door to:

INNER LOBBY

Staircase to first floor. Door to:

KITCHEN/DINING ROOM

16'10 x 13'0 (5.13m x 3.96m)

Coved, textured plaster ceiling. UPVC replacement double-glazed window to rear elevation. 1 double and 1 single panel radiator. Fitted base and wall cupboards, work surfaces with tiled surround, single

drainer stainless steel inset sink with mixer tap. Gas cooker point, plumbing for washing machine. Built-in cupboard under stairs housing gas and electricity meters plus circuit breakers. Built-in pantry. Part-glazed door, with adjacent UPVC replacement double-glazed window, to:

REAR PORCH

Part-glazed door to rear garden. Part-glazed door to:

CLOAKROOM & W.C.

White corner handbasin and low flush w.c.

FIRST FLOOR

LANDING

Artex ceiling with access to Loft Space. Fitted cupboard housing 'Vaillant' gas fired central heating and hot water boiler.

BEDROOM ONE

13'1 x 11'6 (3.99m x 3.51m)

Artex ceiling. UPVC replacement double-glazed window to rear elevation. Generous range of fitted bedroom furniture comprising wardrobes, drawers, dressing surface, etc. Single panel radiator.

BEDROOM TWO

12'11 x 9'3 (3.94m x 2.82m)

UPVC replacement double-glazed window to front elevation. Double built-in wardrobe with sliding doors. Single panel radiator.

BEDROOM THREE

10'1 x 7'2 (3.07m x 2.18m)

Artex ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

SHOWER ROOM & W.C.

8'10 x 4'10 (2.69m x 1.47m)

(formerly with bath). White suite comprising: low flush w.c., handbasin with cupboard under, and tiled shower cubicle with 'Mira' mixer. Single panel radiator. Tiled walls and floor. Coved ceiling.

OUTSIDE

FRONT: Deep, paved, open-plan forecourt with planted borders.

REAR: Depth: 23'0 (7.01m) Width: 12'6 (3.81m) (to workshop). Sunny, patio garden; laid to paving with walled surround and planted borders. Wrought-iron rear pedestrian gate leading to shared courtyard with access, via Nobbs Lane, to:

PRIVATE GARAGE

16'5 x 10'6 (5.00m x 3.20m)

(the left of three). Up-and-over door.

COUNCIL TAX

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

EPC

Energy Rating 'B' (Floor Area 94 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18153/064435)



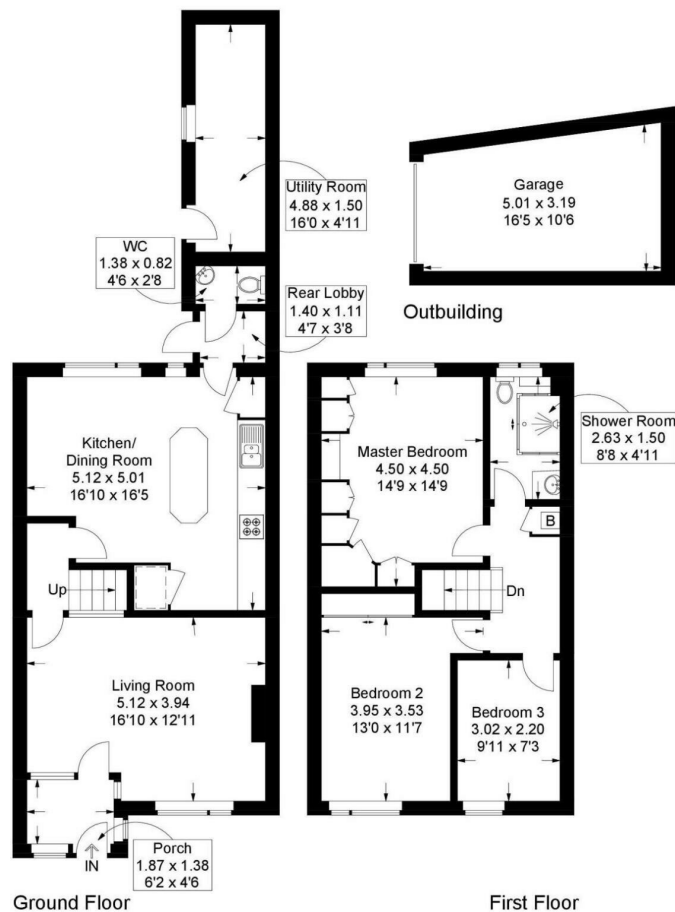


Warblington Street, Old Portsmouth

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft

Outbuilding = 14.9 sq m / 160 sq ft

Total = 121.3 sq m / 1305 sq ft



= 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	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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