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## 52 Warblington Street , Portsmouth, PO1 2UT

Offers in the region of £575,000



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## Welcome to Warblington Street...

Situated in the heart of the highly sought after Old Portsmouth, this beautifully presented three bedroom townhouse offers stylish and versatile accommodation arranged over three floors, perfectly suited to modern family living. Combining contemporary interiors with practical features, including a garage, allocated off road parking and a delightful master bedroom with en-suite, this superb home is ideally positioned within walking distance of the historic waterfront, Gunwharf Quays, excellent schools and transport links.

The ground floor welcomes you with a spacious entrance hallway, providing access to a convenient downstairs WC and an integral garage, offering excellent storage or secure parking. To the rear of the property is the impressive kitchen / dining room, fitted with a range of modern units and integrated appliances including a dishwasher, fridge/ freezer, oven and hob. There is ample space for a family dining table, creating the perfect setting for everyday meals and entertaining alike. Beyond the kitchen is a bright and airy conservatory, flooding the space with natural light and providing an additional reception area that seamlessly connects indoor and outdoor living. Double doors open directly onto the enclosed rear garden.

The first floor features a generous living room, beautifully enhanced by a Juliet balcony, with ample space for multiple sofas and upper furnishings. Also on this floor is the third bedroom, which also enjoys its own Juliet balcony, making it a bright and versatile room that could equally serve as a guest bedroom, home office or snug. Completing the first floor is a modern shower room, featuring tiled walls, a walk in

shower, sink with storage unit, toilet and towel radiator.

Occupying the entire top floor are two further double bedrooms. The spacious master bedrooms features fitted wardrobes and a well appointed en-suite bathroom, a four piece suite comprising of a bath, shower, toilet, and sink with storage unit. Bedroom two is another well proportioned double room with plenty of space for a double bed and furnishings.

The overall accommodation has been tastefully modernised and exceptionally well maintained, allowing prospective buyers to move straight in with minimal work required. Neutral décor and quality finishes create a bright, welcoming atmosphere throughout every floor.

Externally, the enclosed rear garden provides a low maintenance outdoor space. The rear gate offers easy access to the allocated parking space positioned behind the property.

Located within one of Portsmouth's most desirable residential areas, Old Portsmouth offers a unique blend of historic charm and coastal living. Residents can enjoy picturesque walks along the seafront and Hotwalls, vibrant cafés, restaurants, traditional pubs and excellent transport connections, with Portsmouth Harbour station and the Isle of Wight ferry links all within easy reach.

Offering approximately 1,350 sq ft of beautifully arranged accommodation, this exceptional townhouse presents a rare opportunity to purchase a stylish, spacious home in an enviable Old Portsmouth

location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.



## Road Map



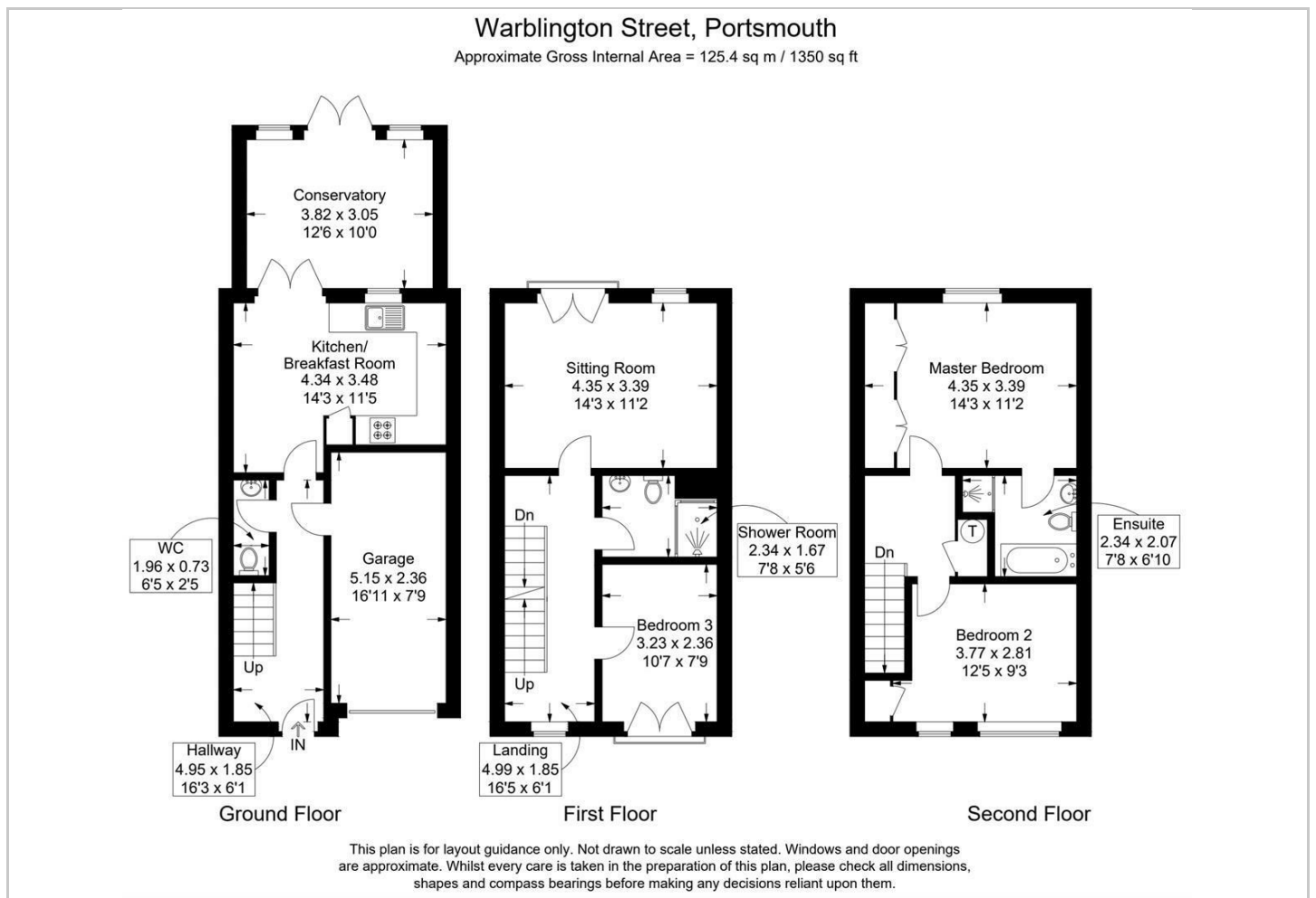
## Hybrid Map



## Terrain Map



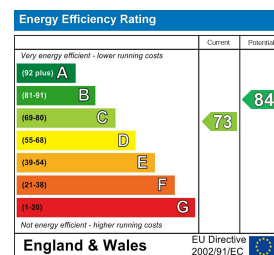
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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