



Nesbits

Established 1921

2 Poynings Place, Old Portsmouth, PO1 2PB

Price £485,000

2 Poynings Place, Old Portsmouth, PO1 2PB

A renovation project of considerable potential and appeal - now **REQUIRING GENERAL MODERNISATION**, this spacious and exceptionally well-situated **THREE/FOUR BEDROOM END-TERRACE FAMILY TOWN HOUSE** benefits from a large garage plus hardstand, sunny courtyard garden, and attractive outlook.

Poynings Place is a select 1960s' courtyard development of just fifteen properties planned around a tree-planted central island. Approached via Pembroke Road and St Nicholas Street, this charming and sought-after address lies in the heart of historic Old Portsmouth, within comfortable reach of its many attractions, whilst less than three-quarters of a mile from Southsea Town Centre and its wide-ranging public amenities.

No. 2 itself borders St Nicholas Street and has brick elevations under a flat roof, its facade incorporating recessed porch, square bay window, and the large integral garage. Behind, enjoying a sunny, south-westerly aspect, is a walled courtyard garden some 20ft square.



As stated, the house will reward a programme of refurbishment throughout, presenting now a blank canvas for an incoming owner to implement their own tastes and ideas, creating a home of true quality and merit. Available with the further asset of NO ONWARD CHAIN, full details of this appealing opportunity are given as follows and early enquiry is invited:

RECESSED PORCH

Cupboard housing gas and electricity meters, space for refuse bin. UPVC and double-glazed front door to:

ENTRANCE HALL

Coved ceiling. Facing staircase to upper floors having useful storage space below. Single panel radiator. Door to:

INTEGRAL GARAGE

17'2 x 12'5 (5.23m x 3.78m)

Up-and-over door. Light and power.

Obscure-glass door from Entrance Hall to:

UTILITY/LAUNDRY ROOM

12'9 x 8'1 (3.89m x 2.46m)

Pair of UPVC and double-glazed French doors to rear garden. Walk-in storage cupboard with shelves. Built-in cupboard housing lagged hot water tank together with gas fired central heating boiler. Base unit with inset basin. Plumbing for





washing machine. Door to Study/Bedroom 4. Door to:

CLOAKROOM & W.C.

Primrose suite comprising: pedestal handbasin and low flush w.c. UPVC replacement obscure double-glazed window.

STUDY/BEDROOM FOUR

11'1 x 7'3 (3.38m x 2.21m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator.

FIRST FLOOR

LANDING

Coved ceiling. Walk-in cloaks and storage cupboard.

KITCHEN

11'3 x 8'0 (3.43m x 2.44m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled



surround, double bowl inset acrylic sink with mixer tap, double electric oven, 4-ring gas hob with extractor canopy, refrigerator, and freezer. UPVC replacement double-glazed window to front elevation.

DINING ROOM

14'0 x 9'6 (4.27m x 2.90m)

Coved ceiling. Square bay window to front elevation having UPVC replacement double-glazing. Double panel radiator. Serving hatch from Kitchen.

LIVING ROOM

18'11 x 12'0 (5.77m x 3.66m)

Coved and pinewood-panelled ceiling. Wide UPVC replacement double-glazed picture window to rear elevation. Skirting radiator.

TOP (2nd) FLOOR



LANDING

Coved ceiling. Built-in linen cupboard with shelves, radiator, and access beyond to cold water tank.

BATH/SHOWER ROOM

5'7 x 5'4 (1.70m x 1.63m)

Turquoise panelled bath and pedestal handbasin; tiled shower recess. Part-tiled walls. Single panel radiator. Coved ceiling with deep-set skylight having access to flat roof.

SEPARATE W.C.

Grey low flush suite. Coved ceiling with deep-set skylight.

PRINCIPAL BEDROOM

18'11 x 10'3 (5.77m x 3.12m)

Coved ceiling. Pair of UPVC replacement double-glazed windows to rear elevation granting a pleasant south-westerly outlook with a glimpse of Governors



Green and The Solent beyond. Double built-in wardrobe. 2 single panel radiators.

BEDROOM TWO

11'5 x 9'9 (3.48m x 2.97m)

Coved ceiling. UPVC replacement double-glazed to front elevation. Double built-in wardrobe. Single panel radiator.

BEDROOM THREE

8'7 x 7'10 (2.62m x 2.39m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Single built-in wardrobe. Single panel radiator.

OUTSIDE

FRONT: Deep, open-plan forecourt affording CAR HARDSTAND in front of the Integral Garage.

REAR: Depth: 20'4 (6.20m) Width: 20'1 (6.12m) Walled, courtyard garden laid to paving with raised beds. Water tap.

PARKING

In addition to the private facilities (garage plus hardstand), a Residents' Parking Permit scheme operates within the close and the surrounding roads.

COUNCIL TAX

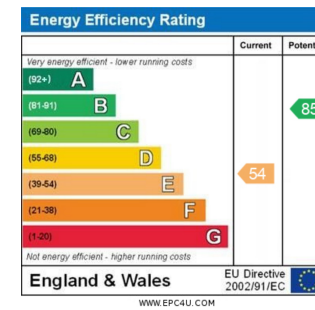
Band 'E' - £2,800.98 per annum (2026-27)

EPC

Energy Rating 'E' (Floor Area 123 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18102/060420)







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

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

