



Nesbits

Established 1921

21 Pembroke Road, Old Portsmouth, PO1 2NS

Price £695,000

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With its enviable location, fabulous outlook and huge potential for re-modelling, this highly individual post-war, FOUR BEDROOM END-TERRACE FAMILY HOUSE really does have it all. An opportunity of truly immense rarity and merit. Built for our clients' family in 1953, and available now to the open market for the first time since, the house is the only one of a terrace of 7 to be designed on TWO FLOORS ONLY. Its facade incorporates a first floor sun balcony, whilst to the rear is a delightful enclosed patio garden with access to an integral GARAGE. Pembroke Road links West Southsea to Old Portsmouth's main thoroughfare, High Street, No. 21 being at the junction with St Nicholas Street, directly opposite Governors Green, commanding panoramic south-westerly views towards 13th century Royal Garrison Church and Long Battery Curtain. This prime position places the many attractions of historic Old Portsmouth within comfortable walking distance, whilst wide-ranging public amenities are provided by nearby Portsmouth and Southsea town centres, each some one mile away only. In one ownership for over 70 years, the house has been well cared for, with past improvements including the provision of replacement double-glazing, gas fired central heating and contemporary shower and cloakroom fittings. It is IN NEED NOW OF GENERAL REFURBISHMENT, presenting a blank canvas which holds great scope for an incoming owner's personal taste and requirements to be implemented, creating a home of genuine quality and style.



Beyond simple up-dating, it is felt that potential exists (subject to consent) for the large loft space to be developed, expanding the house's outlook to encompass The Solent, Isle of Wight, and approaches to Portsmouth Harbour. Offered with the further asset of NO ONWARD CHAIN, full particulars of this first-class opportunity are given as follows and early enquiry is urged:

Approached from St Nicholas Street via UPVC and obscure double-glazed outer door to:

ENCLOSED PORCH

Quarry-tiled floor. Period oak inner door, having commemorative 1953 coronation stained-glass lead-light panel, to:

RECEPTION HALL

12'5 x 6'9 (3.78m x 2.06m)

Coved ceiling. Facing staircase to first floor. Double panel radiator. Pair of doors to:

INNER LOBBY

And further door to:

CLOAKROOM & W.C.

Contemporary white suite comprising: low flush w.c. and rectangular handbasin having mixer tap plus cupboard under. Single panel radiator. UPVC replacement obscure double-glazed window.

KITCHEN

10'5 x 9'9 (3.18m x 2.97m)

Coved ceiling. Fitted base and wall cupboards, work surfaces with tiled surround, double drainer stainless steel sink unit with mixer tap. Plumbing for dishwasher. Gas cooker point.





'Vaillant' gas fired central heating and hot water boiler, UPVC replacement obscure double-glazed window to side elevation. UPVC and obscure double-glazed door to rear garden.

DINING ROOM

12'7 x 10'7 (3.84m x 3.23m)

A dual-aspect room having a UPVC replacement double-glazed picture window to the front elevation together with a pair of UPVC replacement obscure double-glazed windows to the side. Double panel radiator. Coved ceiling. Square opening to:

LIVING ROOM

17'8 x 15'6 (5.38m x 4.72m)

Coved ceiling. Full-width square bay window to front elevation having UPVC replacement double-glazing. Pair of recesses, each with display shelves and cupboard. Double panel radiator.

INTEGRAL GARAGE

18'0 x 8'6 average (5.49m x 2.59m average)



Automatic roller-shutter vehicular door. Plumbing for washing machine. Light and power. Walk-in under stairs storage cupboard with electricity meter and circuit breakers.

NOTE: it is felt that scope exists (subject to the necessary consents) for the garage to be combined with the adjoining cloakroom and kitchen to create an improved kitchen/living space.

FIRST FLOOR

SPACIOUS LANDING

Coved ceiling having obscure-glass fanlight, together with access, via hatch and folding ladder, to:

LOFT SPACE

A generous storage area having a double-glazed roof window to the rear slope.

NOTE: Again, it is felt that scope exists here (subject to the necessary consents) for conversion to create valuable and worthwhile additional bedroom or living space.



SHOWER ROOM & W.C.

8'6 x 6'8 (2.59m x 2.03m)

Formerly with bath. Contemporary white suite comprising: low flush w.c. with concealed cistern, semi-inset handbasin with mixer tap plus cupboard under, and large-capacity tiled shower cubicle. Heated towel rail. Tiled walls. UPVC replacement obscure double-glazed window to side elevation.

PRINCIPAL BEDROOM

16'8 x 12'9 (5.08m x 3.89m)

Coved ceiling. Two UPVC replacement double-glazed windows to front elevation; similar door to Balcony. Large full-height fitted wardrobe and storage cupboard. Pedestal handbasin. Single panel radiator.

SUN BALCONY

Having decked floor and railed balustrade.

BEDROOM TWO

12'8 x 10'7 (3.86m x 3.23m)

A dual-aspect room having UPVC replacement double-glazed window to front elevation



together with two obscure-glass versions to the side. Single panel radiator. Handbasin with cupboards under and to the side. Coved ceiling.

BEDROOM THREE

13'0 x 10'0 (3.96m x 3.05m)

Coved ceiling. UPVC replacement double-glazed window to rear elevation. Double full-height fitted wardrobe and storage cupboard. Double panel radiator.

BEDROOM FOUR

10'7 x 9'10 (3.23m x 3.00m)

Coved ceiling. UPVC replacement obscure double-glazed window to side elevation. Fitted full-height storage cupboard. Handbasin with cupboard under. Single panel radiator.

OUTSIDE

FRONT AND SIDE: Shallow, planted forecourt with railed surround.
REAR: Width: 24'6 (7.47m) Depth: 16'9 (5.11m)
Generous, enclosed patio garden, laid to paving with planted borders and high, walled

and fenced surround. Water tap. Pair of timber vehicular gates granting access to Integral Garage.

ON-STREET PARKING a Residents' Parking Scheme operates in the surrounding streets and wider Old Portsmouth area.

COUNCIL TAX

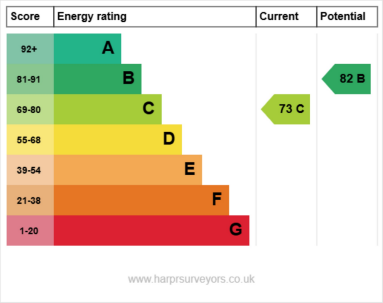
Band 'F' - £3,310.24 per annum (2026/27).

EPC

Energy rating "C" (floor area: 134 sq.m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18105/063416)







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