

# HIGH STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2LP



£685,000  
Freehold

- Outstanding Modern Family Town House
- Fabulous Location in Conservation Area
- Short Walk to Waterfront & Gunwharf Quays
- Four/Five Bedrooms plus Two En-suites
- First Floor Living Room : Fitted Kitchen/Dining
- Impressive Master Bedroom with Two Balconies
- Gas Central Heating & Double Glazing
- Delightful Walled Garden : Garage : Visitor Parking



## In Brief

Fry & Kent has pleasure in marketing for sale this beautifully presented modern TOWN HOUSE situated in a wonderful location within the highly requested conservation city of Old Portsmouth just a short walk of SPICE ISLAND, the Hot Walls (Beach) and the marina development of Gunwharf Quays. PRIVATE SCHOOLING and the university of Portsmouth are conveniently close by along with transport services to all parts of the city and main train line to London (Waterloo).

Built in 2000, this light and very ADAPTABLE family home spanning four floors comprises; study/fifth bedroom, cloakroom and garden room/fourth bedroom with en-suite shower room on the ground floor, open plan kitchen/dining room and separate living room on the first floor opening onto a full width terrace with steps leading down to the Garden. On the Second floor there are two further double bedrooms plus a family bathroom whilst on the top floor the master bedroom features a separate dressing area, en-suite and TWO BALCONIES; the rear balcony offering views over the Old Portsmouth skyline to the Solent and Isle of Wight beyond whilst the front balcony offers a view of Spinnaker Tower.

Externally, there is a DELIGHTFUL walled garden with adjoining garage and parking bay plus a rear pedestrian gate to visitor parking. Internal viewing is strongly recommended.

£685,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'C'

COUNCIL TAX: F



# HIGH STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2LP



### High Street, Old Portsmouth

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Garage / Outbuilding = 14.3 sq m / 154 sq ft

Total = 177.6 sq m / 1912 sq ft



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. (ID465052)

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

