

bushnell porter



Penny Street

Old Portsmouth PO1 2NH



- Entrance hall
- Ground floor wc
- Front aspect lounge
- Rear aspect dining room
- Cream high gloss kitchen
- Three bedrooms
- White three piece bathroom suite
- Gas heating and double glazing
- Enclosed courtyard rear garden
- Allocated single garage and parking
- Heart of Old Portsmouth location
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS
Other Offices in Hampshire



A three bedroom two reception room house situated in a conservation area in the heart of Old Portsmouth with the benefit of off road parking and a single garage and being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured double glazed front door, single panelled radiator, wood grain effect doors to all rooms, understairs storage cupboard housing electric meter and fuses, stairs rising to first floor with banister, spindles and newel post.

LOUNGE 14ft 3 (4.36m) x 11ft (3.36m) front aspect room via double glazed windows, two radiators, television point, two wall light points.

DINING ROOM 13ft 1 (4.00m) x 9ft 8 (2.96m) plus recess, rear aspect room via double glazed sliding patio doors opening out onto paved rear patio garden, single panelled radiator, serving hatch to kitchen.

KITCHEN 9ft 8 (2.96m) x 7ft 8 (2.33m) rear aspect room via double glazed door leading out onto paved rear patio garden, adjacent double glazed window, kitchen comprising cream high gloss units with brushed steel effect furniture, single bowl single drainer resin inset sink unit with chrome monobloc swan neck mixer tap over, marble effect work surfaces with splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for washing machine, space for cooker, space for dishwasher, cupboard housing boiler.

GROUND FLOOR WC white two piece suite comprising close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, marble effect splashback, single panelled radiator, frosted front aspect double glazed window.

FIRST FLOOR GALLERIED LANDING access to roof space, natural wood banister, spindles and newel post, wood grain effect doors to all rooms.

BEDROOM 1 17ft 4 (5.28m) x 13ft 6 (4.11m) plus front aspect double glazed bay window approximately 5ft 5 (1.66m) x 1ft 9 (0.53m) front aspect views towards Old Portsmouth Cathedral, Lipstick building and glimpse of the top of the Spinnaker Tower, two built-in double wardrobes with mirror fronted sliding doors concealing hanging rail and storage shelf space, single panelled radiator, telephone point.

BEDROOM 2 10ft 9 (3.27m) x 8ft 9 (2.69m) incorporating built-in double wardrobe via sliding doors concealing hanging rail and storage shelf space, single panelled radiator, rear aspect double glazed window overlooking rear garden, courtyard and garages.

BEDROOM 3 10ft 8 (3.27m) x 8ft 9 (2.68m) incorporating built-in wardrobe via sliding doors concealing hanging rail and storage shelf space and lagged water cylinder, single panelled radiator, rear aspect double glazed window overlooking rear garden, courtyard and garages.

BATHROOM 6ft 5 (1.95m) x 6ft 2 (1.90m) white three piece suite comprising L-shaped panel enclosed bath with marble effect splashback surround, chrome waterfall bath mixer tap, separate chrome shower mixer with separate handheld shower head plus principle monsoon shower head, close coupled wc., rectangular wash hand basin with chrome monobloc waterfall mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, towel rail/radiator, tiled flooring, frosted front aspect double glazed window.

OUTSIDE to the front of the property there is a forecourt area with retaining brick wall, mature shrubs, courtesy light canopy. To the rear of the property there is an enclosed paved patio garden approximately 19ft (5.79m) x 11ft 5 (3.50m) main paved patio area, flower border, rear wooden gate leading to rear courtyard with pedestrian access through to Penny Street, vehicular access leading to allocated off road **parking space** together with **allocated single garage** via metal up and over door.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size and layout with the master bedroom being wider due to its positioning over the archway beneath the property and the property having the benefit of allocated parking and garage and being situated in a conservation area in the heart of Old Portsmouth.

COUNCIL TAX – Portsmouth City Council – Band - E - £2,536.66 (2024/2025)

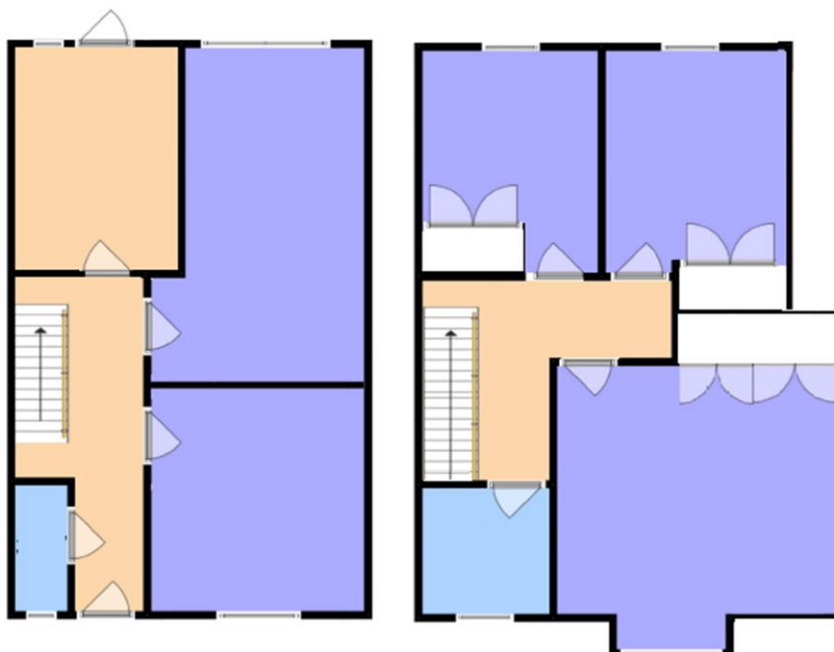
FREEHOLD

Permit Parking Zone - KA

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/260324/4737



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

