

LOMBARD STREET

OLD PORTSMOUTH | PO1 2HT



**'OFFERS IN EXCESS OF' £600,000
Freehold**

- Outstanding Show Home Condition
- Fully Renovated & Extended By Current Owners
- Open Plan Living/Dining Room/Kitchen
- Extensive Range of Fitted Kitchen Units & Appliances
- Two Luxury Fitted Bath/Shower Suites
- Feature Wall Mounted Gas Fire
- Grade 2 Listed in Conservation Area
- South Westerly Facing Courtyard Garden



In Brief

Fry & Kent has pleasure in offering for sale this STUNNING Grade II Listed Georgian Town House located in the heart of the CONSERVATION city of Old Portsmouth just around the corner from Portsmouth Cathedral, Spice Island, private schooling and the popular Marina complex of Gunwharf Quays.

Those wishing to commute have an EXCELLENT choice of main line rail service to London (Waterloo) and ferry or hovercraft service to the Isle of Wight and all within a short walk. Completely renovated and EXTENDED by the current owner with attention to detail, this luxuriously appointed property is presented in 'show home' condition throughout and must be seen to be appreciated.

Once inside this BEAUTIFUL home you will be greeted by a spacious open plan Living/Dining/Kitchen with feature solid engineered wood flooring which includes a wall mounted television and feature gas fire to the living area while the IMPRESSIVE bespoke extended kitchen features three sky lanterns and extensive range of fitted cabinets and integrated appliances. On the first floor there is the master bedroom with range of built in wardrobes and an adjoining LUXURY shower room while on the second floor there is a further double bedroom with fitted bedroom furniture including a concealed TV and another luxury fitted bathroom.

Externally, there is a SOUTH WESTERLY facing landscaped courtyard garden overlooking a section of the old city walls. With no forward chain your internal viewing is strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: Exempt (As Grade II Listed)

COUNCIL TAX BAND: 'F'



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fry&kent
the property people

Lombard Street, Old Portsmouth

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.9 sq m / 10 sq ft

Total = 96.6 sq m / 1040 sq ft



Ground Floor

First Floor

Second Floor

[---]=Reduced headroom below 1.5m / 5'0"

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.

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