

# 8 SOUTH NORMANDY

OLD PORTSMOUTH | HAMPSHIRE | PO1 2ES



£399,950

Freehold

- Three Bedroom Family Home in Courtyard Setting
- Excellent Location Short Walk to Gunwharf Quays
- Close to Highly Requested Portsmouth Grammar
- Living Room
- Kitchen/ Dining Room
- Bathroom and WC
- Enclosed Garden with Rear Gate Access
- No Onward Chain



## In Brief

We are pleased to offer for sale this circa 1970's built terraced house situated in a courtyard setting within the requested **CONSERVATION** city of Old Portsmouth just a short walk from the **HOTWALLS** foreshore, Spice Island and the popular Gunwharf Quays leisure complex. The property is also conveniently close to Portsmouth Grammar School, the Cathedral, Main line railway service to London (Waterloo), ferry service to the Isle of Wight, historic dockyard and the many cafes, bars and restaurants associated with this **FASHIONABLE** area. Internally, the accommodation is presented in excellent order having been redecorated throughout with new carpets and comprises entrance porch, living room, kitchen/dining room, cloakroom and rear lobby. The first floor provides two double bedroom, single bedroom and a family bathroom. Externally there is a enclosed rear garden with rear pedestrian access and provides access to the garage. Offered with no onward chain

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## KEY FACTS

**TENURE:** Freehold

**EPC:** TBC

**COUNCIL TAX BAND:** E



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the property people

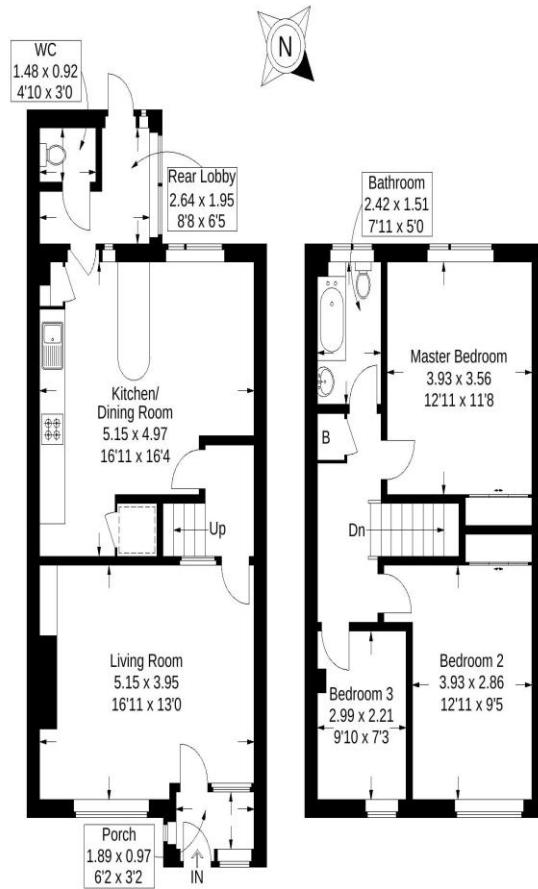
### South Normandy, Old Portsmouth

Approximate Gross Internal Area = 101 sq m / 1087 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.6 sq m / 7 sq ft

Total = 101.6 sq m / 1094 sq ft



Ground Floor

First Floor

[---]=Reduced headroom below 1.5m / 50

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.

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

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