

# KING CHARLES STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2BS



£499,950  
Freehold

- Traditional Terraced Family Home within Old Portsmouth
- Modern Kitchen with Integrated Appliances
- Downstairs WC : Upstairs Bathroom
- Walking Distance to Seafront and Train Station
- Three Good Sized Bedrooms : Garage
- South Facing Garden with Rear Access
- Gas Central Heating : Double Glazing Throughout
- Viewing Advised!





## In Brief

This contemporary residence offers a thoughtfully designed living space, whilst being located within the heart of Old Portsmouth.

The kitchen is a standout feature, boasting sleek modern cabinetry, state-of-the-art appliances, and a pristine white backsplash. Adjacent to the kitchen, a dining area with light wood flooring creates a seamless transition to the living spaces. The ground floor also houses a downstairs WC. Ascending to the first floor, you'll find three bedrooms and the bathroom.

The bedrooms are characterized by their bright airy ambiance with large windows allowing ample natural light. The family bathroom is modern and spacious, with a full-sized bathtub, heated towel rail, and a window for natural ventilation. The white tile scheme and wood-effect flooring contribute to a clean, contemporary aesthetic.

Externally, the rear of the house opens onto a private patio area, ideal for outdoor relaxation and entertaining, whilst having direct access to its Garage. Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£499,950

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

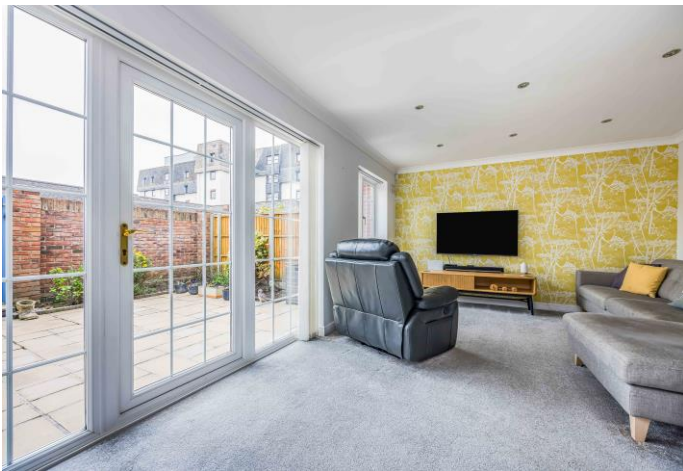
**COUNCIL TAX BAND:** 'E'





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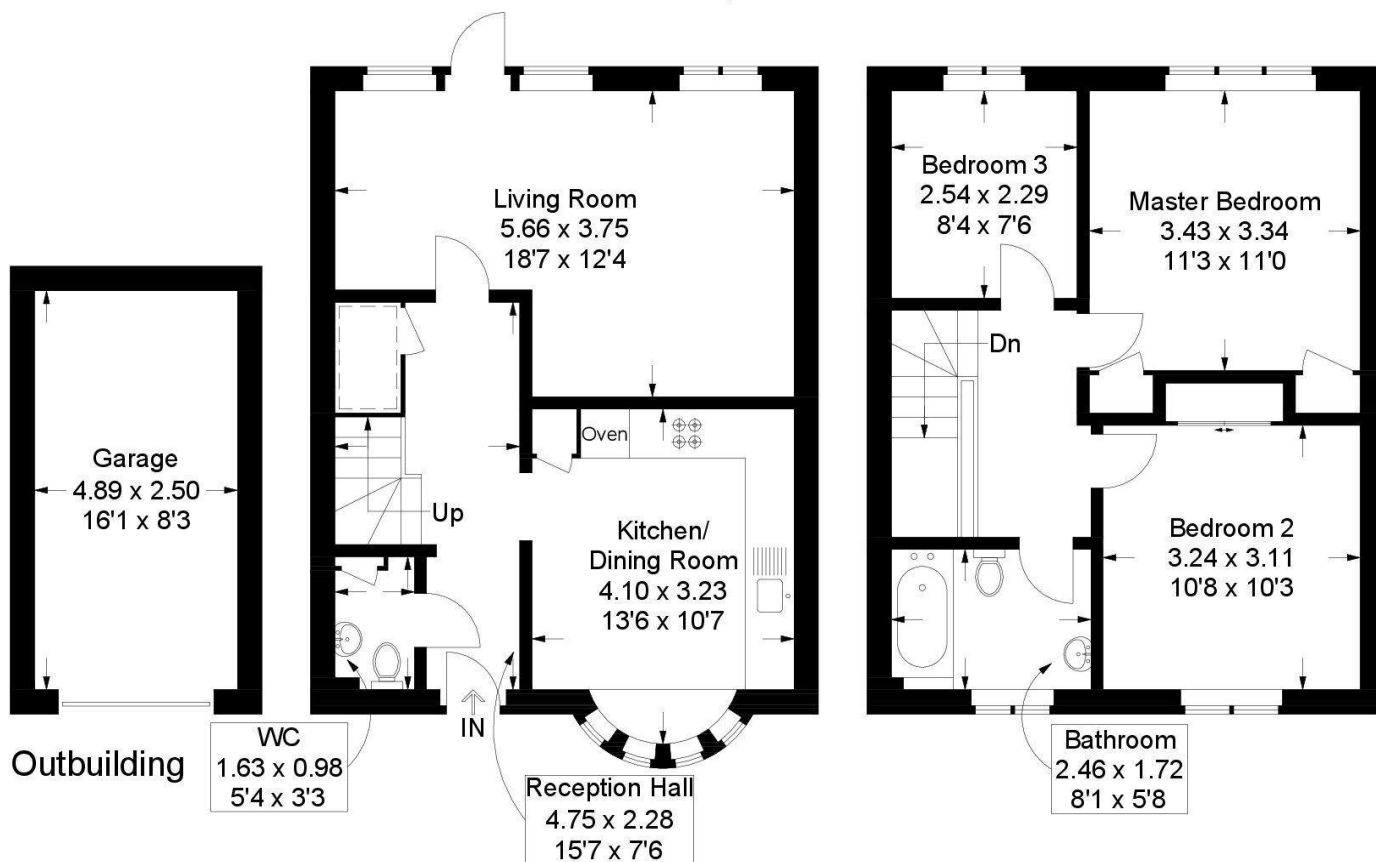


## King Charles Street, Old Portsmouth

Approximate Gross Internal Area = 85.2 sq m / 917 sq ft

Outbuilding = 12.5 sq m / 134 sq ft

Total = 97.7 sq m / 1051 sq ft



 = 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.

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

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

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

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

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

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