



17 High Street

Old Portsmouth | Hampshire | PO1 2LP

FINE & COUNTRY



# STEP INSIDE

17 High Street | £765,000 | Freehold

Located in the heart of the oldest conservation area in the city is this modern town house with many unique features for the area including roof terraces, an enclosed south easterly facing garden, garaging and car parking. Set in the historic part of the city has many advantages; being close to local restaurants, public houses, the Gunwharf Quays social and entertaining areas, the harbour entrance, historic Camber Dock, fish market, sailing club and within an environment described by many as 'a village within a city'. The mainline railway station from Portsmouth Harbour to London Waterloo and commutable road links to the South Coast major cities are also nearby. The accommodation is arranged over four floors and provides 1941 sq ft of versatile living space comprising: hallway, bedroom 4/study, cloakroom, utility room and garden/family room with en-suite shower room on the ground floor, with an L shaped 20' kitchen/dining room and sitting room with balcony on the first floor with two further bedrooms and a family bathroom on the second floor. On the top floor is the primary bedroom suite incorporating bedroom, dressing area and en-suite bathroom with a narrow balcony to the front and a large balcony from the bedroom area to the rear. Having an enclosed south-easterly facing rear garden with pedestrian access, a garage and car parking, early internal viewing of this modern home is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Steps leading up to covered porch, entry phone system, main front door with glazed panels leading to:

**HALLWAY:** Tall built-in meter cupboard housing electric consumer box, coir matted area, wood laminate flooring, staircase rising to first floor, steps leading down to ground floor rear mezzanine.

**BEDROOM 4 / STUDY:** 8'8" x 8'6" Double glazed window to front aspect, range of louvre doored built-in storage cupboards with surface over/sleeping area, radiator, glazed panelling to hallway, recess with range of shelving.

**CLOAKROOM:** Concealed cistern w.c. with shelf over, wash hand basin with mixer tap and cupboards under, radiator, ceramic tiled flooring, ceiling spotlights.

**GROUND FLOOR MEZZANINE TO REAR:** Large walk-in cloaks cupboard with rail and shelf.

**UTILITY ROOM:** 6'8" x 6'4" Range of floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, tiled surrounds, washing machine point, ceramic tiled flooring, extractor fan, fluorescent tube lighting, radiator.

**GARDEN / FAMILY ROOM:** 16'10" x 12'3" Wood laminate flooring, radiator, ceiling spotlights, double glazed door with full height window to one side leading to rear garden, door to:

**SHOWER / WET ROOM:** Window to rear aspect, wall mounted boiler supplying domestic hot water and central heating (not tested), radiator, tiled flooring and skirting boards, step-in shower area with curved wall, drench style hood, extractor fan, tiled surrounds, tiled flooring with drain away.













**FIRST FLOOR:** Landing with recess and shelving, entry phone system, mezzanine to rear with stairs leading up to primary landing, door to:

**SITTING ROOM:** 16'10" maximum, decreasing to 15'2" at narrowest point x 12'2", angled to on wall, stripped and varnished floorboards, two radiators, borrowed light window to kitchen, full height double glazed windows to rear aspect with door to one side leading onto roof top terrace overlooking garden.

**FIRST FLOOR:** Primary landing, glazed panelled window providing borrowed light, staircase rising to upper floors, door to:

**KITCHEN / DINING ROOM:** 13'11" decreasing to 6'9" x 20'3" decreasing to 9'0" L shaped.

**Dining area:** Window to front aspect, further window to front aspect with radiator under, wood laminate flooring.

**Kitchen:** Range of wall and floor units with wood block work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, brushed steel T bar handles, ceramic tiled surrounds, inset electric hob with oven under, extractor hood, fan and light over, small borrowed light window to rear overlooking sitting room.

**SECOND FLOOR:** Mezzanine landing to rear, recess with range of built-in shelving, radiator, stairs leading to primary landing with further staircase rising to top floor.

**BEDROOM 2:** 16'10" decreasing to 15'0" x 12'4" Slight angle to one wall, double glazed window to rear aspect overlooking garden with radiator under, stripped and stained floorboards, raised built-in wardrobe with hanging rail, built-in shelving to either side of bed.

**THIRD FLOOR:** Landing with staircase rising to top floor.

**BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, rail and curtain over, radiator, ceramic tiled flooring, recess with wash hand basin, mixer tap and cupboard under, mirror, ceiling spotlights, concealed cistern w.c.

**BEDROOM 3:** 13'10" x 8'8" Built-in wardrobe with







hanging space and shelf, built-in book shelving over bed, window to front aspect with radiator under, wood laminate flooring, tall narrow window to one side.

**TOP FLOOR:** Mezzanine landing to rear, skylight window, ceiling spotlights.

**PRIMARY BEDROOM SUITE:** 15'6" x 11'4" Full height sliding double glazed door with full height window to one side leading to roof terrace with far reaching views, narrow borrowed light window to landing, three skylight windows, steps leading up to:

**EN-SUITE & DRESSING AREA:** 11'4" x 10'10" maximum.

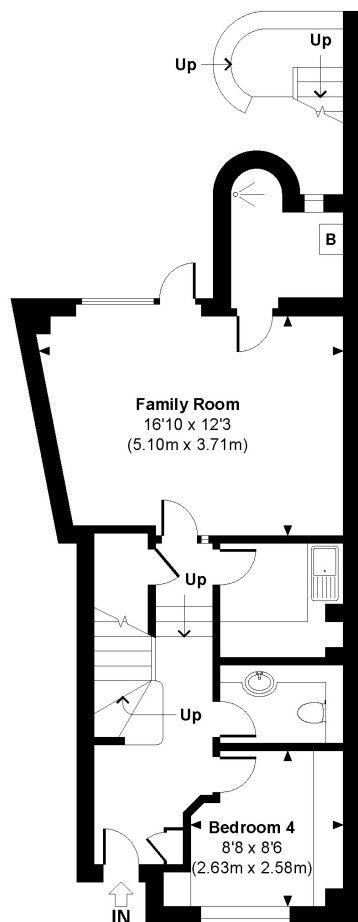
**BATHROOM:** White suite comprising: bath with mixer tap and shower attachment, ceramic tiled surrounds with shelving to one end, concealed cistern w.c., bidet, wash hand basin with mixer tap and cupboards under, shaver point, narrow window to front aspect, radiator, tiled flooring.

**DRESSING AREA:** Built-in double doored wardrobe with hanging space and shelving, door to front aspect leading to:

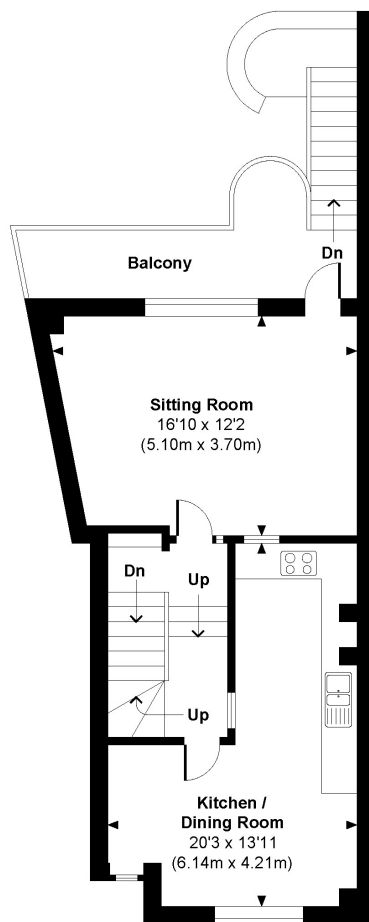
**NARROW BALCONY AREA:** Balcony with railings, views towards the No.1 Building and Spinnaker Tower over roof tops.



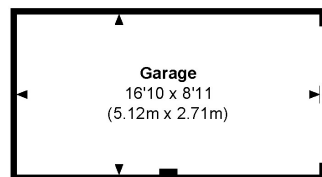




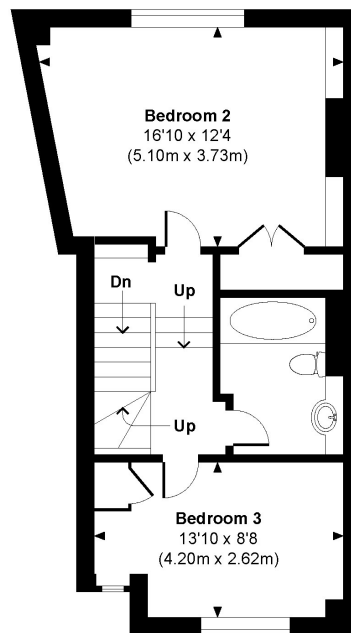
GROUND FLOOR



FIRST FLOOR

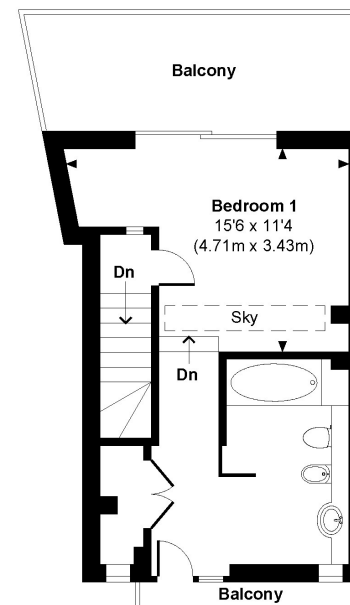


GARAGE



SECOND FLOOR

**High Street**  
 Approximate Gross Internal Area  
 Main House = 1792 Sq Ft / 166.45 Sq M  
 Garage = 149 Sq Ft / 13.88 Sq M  
 Total = 1941 Sq Ft / 180.33 Sq M  
 Outbuildings are not shown in correct orientation or location.



THIRD FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

**OUTSIDE:** To the rear accessible from the primary bedroom area is a roof terrace.

**ROOF TERRACE:** 16'6" x 6'5" approximately. Accessible from the primary bedroom area, high brick retaining wall with railing overlooking garden with far reaching views, lighting.

**TERRACE:** Accessible from the sitting room is a decked terrace with railing and curved feature wall, composite flooring, staircase leading down to garden.

**OUTSIDE:** Directly to the rear of the property, accessible from the garden room and first floor sitting room is part-covered patio area leading to lawned garden with flagstone patio, shrubs, evergreens and bushes, the garden is enclosed by brick retaining wall on one side and fence panelling to the other, pergola and patio area, pedestrian gate providing rear access to residents garages and car parking space.

**GARAGE:** 16'10" x 8'11" Remote controlled roller up and over door.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.







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**AGENTS NOTES:**

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)

