



86 St. Thomas's Street, Portsmouth, Hampshire, PO1 2EZ

 FINE & COUNTRY

£650,000 - Freehold



Features

- An Elegant Grade II Listed Period Property
- Three Bedrooms, En-Suite & Family Bathroom
- 17' Kitchen Breakfast Room
- Drawing Room, Dining Room

PROPERTY SUMMARY

Situated within the highly sought-after conservation area of historic Old Portsmouth, this striking Grade II listed residence beautifully combines historic charm with contemporary family living. Stepping into the elegant drawing room the natural light offers an ideal setting for relaxation and entertaining, the principal bedroom with en-suite and family bathroom are also on this

level, providing convenient and flexible accommodation. Steps lead down to the lower ground floor, the true heart of the home, where the generous kitchen/breakfast room offers ample space for everyday family life and informal gatherings, the separate formal dining room provides an excellent setting for entertaining and special occasions. This floor also benefits from a useful rear lobby/boot room, a utility cupboard and direct access to the enclosed

courtyard-style garden. The upper floors offer versatile accommodation for family and guests alike, comprising two further bedrooms, a cloakroom and a study which could equally serve as an additional guest bedroom. Outside, the private courtyard-style garden provides a beautiful, secluded retreat and leads directly to the rear of the garage and carport, which offers valuable off-road parking and additional storage space.



No. 86 enjoys a prime position in the heart of Old Portsmouth, within easy walking distance of highly regarded schools, university buildings, railway stations, the Isle of Wight ferry terminal, the central bus station, a vibrant selection of cafés and restaurants and the historic waterfront. To fully appreciate both the characterful accommodation and exceptional location on offer, viewing is strongly recommended.

ENTRANCE

Granite steps with railings to either side up to main front door, to the right hand side is gated entrance with steps down to lower ground floor (under primary steps), main front door with brass furniture leading to:

DRAWING ROOM

19' 8" x 14' 1" (5.99m x 4.29m) Twin sash arched topped windows to front aspect with shutters and wood panelling under, high ceilings measuring approximately 12'0" in height, ceiling coving, picture rail, two double radiators, high skirting boards, two glazed panelled door to inner hallway, chimney breast with wood surround fireplace, granite hearth and tiled inlay.



INNER HALLWAY

Doorway and staircase rising to study, doors to primary rooms, radiator, staircase to lower ground floor and upper levels, high ceiling.

STUDY / OCCASIONAL BEDROOM 4

13' 2" x 12' 2" (4.01m x 3.71m) Open landing, balustrade staircase, feature atrium roof with sliding blind, borrowed light window to bedroom 1.

BATHROOM

White suite comprising; pedestal wash hand basin, low level w.c., bath with shower over and folding screen, wood panelling to side of bath, ceramic tiled surrounds, tiled flooring, mirror with lighting over.

BEDROOM 1

15' 0" x 10' 4" (4.57m x 3.15m) Sash window to rear aspect overlooking courtyard and garden, ceiling coving, borrowed light window from study, double radiator, built-in double doored wardrobe with hanging space and shelving, square opening leading to:

DRESSING AREA

Open rails, door to:

EN-SUITE SHOWER ROOM

Large shower cubicle to one end with glazed door and ceiling spotlights, fully ceramic tiled to walls and floor, low level w.c., double glazed frosted window to side aspect, douche, pedestal wash hand basin with mixer tap, mirror fronted cabinet, chrome heated towel rail.

FIRST FLOOR

Landing with balustrade, vanity unit with wash hand basin and cupboards under, built-in louvre doored storage cupboard, window to rear aspect overlooking study, raised

doorway leading to roof access, doors to primary rooms.

CLOAKROOM

Low level w.c., double glazed frosted window.

BEDROOM 3

11' 0" x 6' 5" (3.35m x 1.96m) Sash double glazed windows to side aspect, slight eaves to front ceiling, ceiling spotlights, radiator.

BEDROOM 2

13' 4" x 10' 0" (4.06m x 3.05m) Slight eaves to front and side ceiling, ceiling spotlights, sash window to front aspect, radiator.

LOWER GROUND FLOOR

HALLWAY

Built-in double doored understairs storage cupboard.

DINING ROOM

15' 3" x 13' 2" (4.65m x 4.01m) Wood parquet flooring, sash window to rear aspect overlooking courtyard, double radiator, dimmer switch, step and glazed panelled door leading to:

REAR LOBBY

Door and steps to rear garden, flagstone flooring, window to side, louvre doors to:

UTILITY CUPBOARD

Washing machine point, wall mounted boiler supplying domestic hot water and central heating (not tested), free standing immersion tank, shelving, power points.



KITCHEN/BREAKFAST ROOM

19' 8" max x 13' 9" (5.99m x 4.19m) Red tiled flooring, window to front aspect, range of matching wall and floor units with wood block work surface, free standing five ring Range style gas cooker with ovens under, extractor hood, fan and light over, tiled splashback, four wall mounted units with glazed doors, ceramic tiled surrounds, inset 1½ bowl sink unit with mixer tap, integrated Neff dishwasher with matching door, ceiling spotlights, double radiator.

STORE

Curved ceiling and range of shelving.

OUTSIDE

To the rear, accessible from the rear lobby is a door leading to crazy paved patio with steps up to further patio area with railings, the garden is enclosed on all sides by brick retaining walls, lighting, door to:

GARAGE

18' 5" x 8' 2" (5.61m x 2.49m) Up and over door, power via extension lead.

CAR PORT

14' 10" x 9' 8" (4.52m x 2.95m) To the front of the garage.

AGENTS NOTES

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker

(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

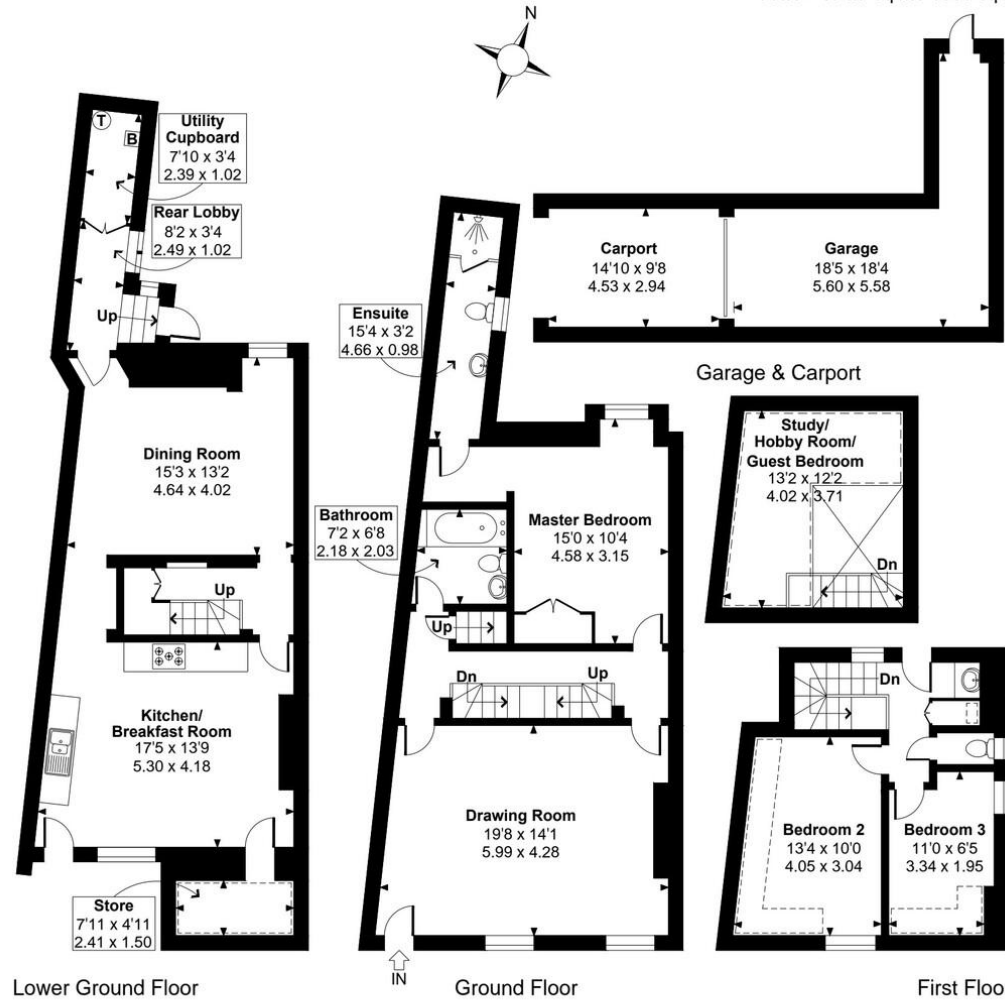


St. Thomas's Street, Old Portsmouth

Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft

Garage & Carport = 30.5 sq m / 328 sq ft

Total = 174.7 sq m / 1880 sq ft



□ □ Indicates restricted room height less than 1.5m.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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