



'Gainsborough House'

129 High Street | Old Portsmouth



'GAINSBOROUGH HOUSE'



An impressive character period town house three bedrooms and three reception areas. Courtyard garden and roof top terrace garage at rear / many original and period features. 'Gainsborough House' is a prime example of a period property which retains many of its character features yet has been sensitively restored by the current owners over the last ten years. The preserving of the internal wooden panelling, sash style windows and replacement of feature fire surrounds form part of the character of this Grade II Listed four storey town house. The painted façade leads to a very traditional layout with central wood panelled staircase rising to all floors.

The accommodation comprises; living room, kitchen / breakfast room and cloakroom on the ground floor with two bedrooms on the first floor and a further bedroom and feature bathroom on the top floor. The lower ground floor has been converted to form an entertainment room incorporating bar, breakfast room, utility and shower rooms. Set in the heart of the oldest conservation area of Old Portsmouth, with its well-proportioned rooms the house is within easy access of local amenities including the Napoleonic sea defences, the harbour entrance, Camber Dock and a variety of public houses and restaurants. The nationally acclaimed Portsmouth Grammar School is nearby as well as commutable links from Portsmouth Harbour railway station to London Waterloo (in approximately 1½ hours), the Victorian seafront of Southsea and the Continental Ferry Port are all within easy reach. Having a courtyard style rear garden with roof top terrace and garage as well as no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

WALK THROUGH ACCOMMODATION

ENTRANCE

Main front door with security spy hole and glazed panels over, leading to:

LOBBY:

Stripped and stained wood panelling to one wall, ceiling light, internal glazed panelled door with frosted panels, leading to:

INNER HALLWAY :

Ceiling coving, stripped and stained wood panelling to one wall with feature architraves and door opening, two radiators, door to basement / cellar; recessed arched shelf area with glazed shelving and inset lights, doors to primary rooms.

DRAWING ROOM:

11'10" x 11'10" Feature sash style window to front aspect with radiator under; stripped and stained wooden panelling to all walls, recessed arched shelving to one side of chimney breast, ceiling rose and coving, feature slate surround fireplace with cast iron inlay and hearth with tiled inset, power points.

KITCHEN / DINING ROOM:

11'8" x 10'0" Sash style window to rear aspect overlooking courtyard and roof top terrace, tiled flooring, stripped and stained panelling to walls, ceiling coving and rose, door to hallway, power points, built-in wooden panelled corner storage cupboard, recess into chimney breast with exposed brick and wood beam over with recess for 'Range' style cooker; inset extractor fan, work surface with single drainer sink unit and mixer tap, range of drawers under; space for fridge / freezer; power points.

OUTER LOBBY:

Window to side aspect, half glazed door leading to rear courtyard, tiled flooring, double radiator, cloaks hanging area, door to:

SEPARATE CLOAKROOM:

Close coupled w.c., window to side aspect, tiled flooring, wall mounted wash hand basin.

FIRST FLOOR:

Stripped and stained panelling to walls and balustrade staircase rising to upper floor.

BEDROOM ONE:

14'10" x 11'10" Sash style window to front aspect with low sill and radiator under; ceiling coving, feature surround fireplace with ornate arched inlay with living flame coal effect gas fire and tiled hearth, built-in storage cupboard to one side with shelving, panelled door, power points, panelling to walls with wallpapered inlay and stripped and stained panels to lower section.



BEDROOM TWO:

12'9" to front of built-in wardrobes x 9'9" Range of mirror fronted sliding doored wardrobes to one wall with hanging space and shelving, recess to chimney breast, power points, ceiling coving, sash style window to rear aspect overlooking roof terrace with views towards the No.1 Building with radiator under; panelling to walls with inlay wall paper:

TOP FLOOR:

Landing with plastered and exposed beams to walls, stripped and stained panelling, door to:

BEDROOM THREE:

14'9" x 11'10" Wood and wall papered panelling to walls, wood surround fireplace with cast iron arched inlay with built-in storage cupboard to one side, sash style window to front aspect with radiator under; built-in double doored wardrobe with hanging rail, panelled door and access to loft space.



FEATURE BATHROOM:

10'4" x 9'5" measurements taken from 2'10" off floor level with slight eaves to ceiling restricting headroom, central ceiling height 6'6". Sash style window to rear aspect with views over roof tops towards No.1 Building and the Emirates (Spinnaker) Tower; pedestal wash hand basin, close coupled w.c., radiator; panelling to half wall level, free standing claw footed white bath with mixer tap and shower attachment, vanity wash hand basin with cupboard space under and mixer tap, mirror and lighting over; panelled door.

BASEMENT INCORPORATING STORE ROOM /BREAKFAST ROOM:

13'3" maximum x 8'0", maximum ceiling height 6'3" reduced in areas due to original beams /floor supports, open tread staircase rising to reception level, tiled flooring, small part glazed door leading to rear steps and garden.

SHOWER ROOM:

Shower cubicle, low level w.c., wall mounted wash hand basin, small window to rear aspect, tiled flooring.



UTILITY ROOM:

Washing machine point, range of storage cupboards, pedestal wash hand basin, recessed storage area.

ENTERTAINMENT ROOM:

14'6" x 12'0", maximum ceiling height of 6'4" reducing to approximately 6' with beams to ceiling and floor supports, currently arranged as a bar with wooden worktop, arched recess into chimney breast, under bar storage shelving, sink unit, mirrors, wall mounted cupboard housing gas meter; radiator.

OUTSIDE:

Immediately to the rear of the kitchen is a courtyard style garden measuring approximately 14' maximum x 10'1". Steps leading down to lower ground floor; laid to paving and narrowing to one end, outside cold water tap, part glazed door leading to garage, balustrade staircase rising to over garage roof space / terrace.

GARAGE:

15'9" x 13'7" Fluorescent tube lighting, wooden doors to rear aspect, wall mounted boiler supplying domestic hot water and central heating (not tested), power points.

ROOF TERRACE:

16'0" x 13'3" Laid to paving with wooden balustrade and trellis work covering the garage, access to the garage is via an opening from Penny Street providing access to three other dwellings with parking to the front of the garage for approximately one car.

TO FIND THE PROPERTY:

Travelling along Clarence Parade in an easterly direction, continue straight over the roundabout into Pembroke Road, bear right at the end opposite the Cathedral into the High Street where No. 129 can be found towards the top end on the left hand side opposite the Portsmouth Grammar School.



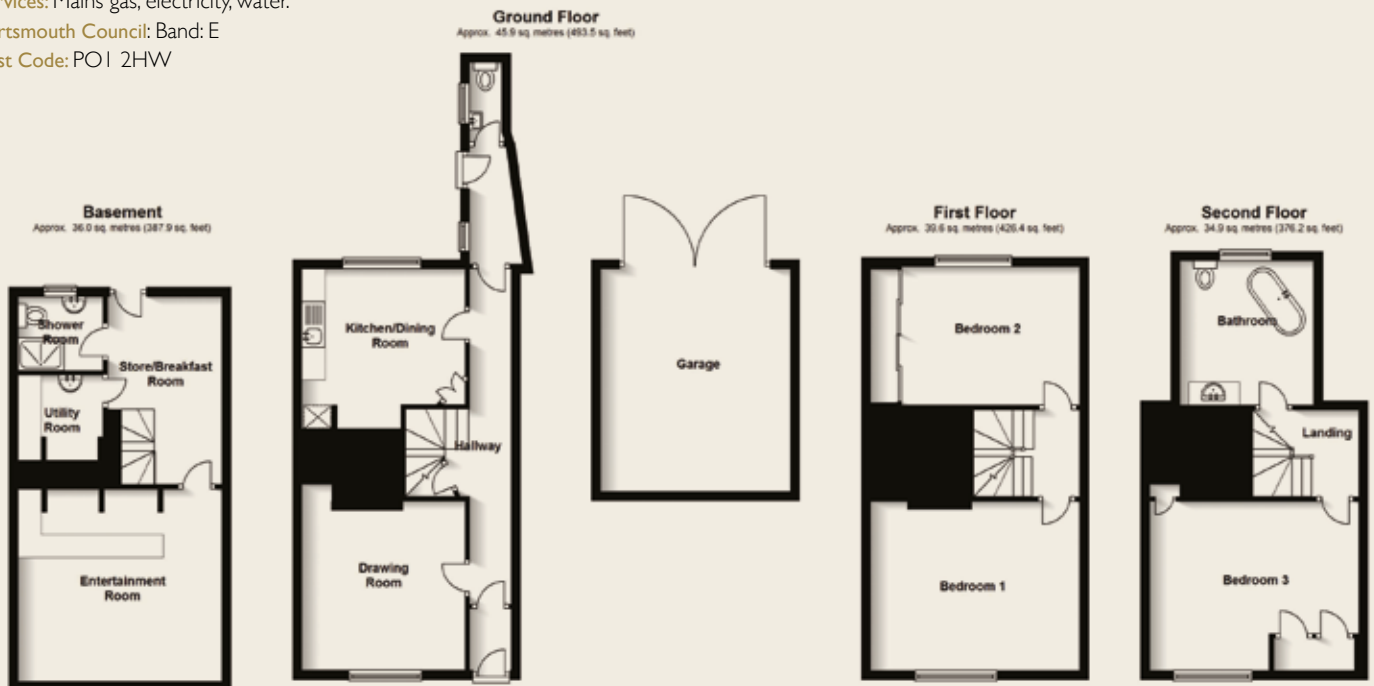
- An Impressive Character Period Town House
- Three Double Bedrooms
- Three Reception Areas
- Courtyard Garden and Roof Terrace

- Utility Room and Separate Shower Room
- Garage at Rear of Property
- Many Original and Period Features
- EPC Rating Exempt

Services: Mains gas, electricity, water.

Portsmouth Council: Band: E

Post Code: PO1 2HW



VIEWING:

Strictly by appointment with Fine & Country – Telephone 023 93 277 277

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