

## 11a Grand Parade | Portsmouth





# FOR SALE



## Key features

- THREE BEDROOMS
- TOWNHOUSE
- REAR GARDEN
- VERSATILE LAYOUT
- OLD PORTSMOUTH LOCATION
- SEA VIEWS
- BALCONY
- NO FORWARD CHAIN
- LARGE GARAGE
- PLANS TO EXTEND TOP FLOOR

Nestled in the Historic Old Portsmouth, this superb townhouse on Grand Parade offers a unique blend of modern luxury and coastal charm. With three well-proportioned bedrooms and a stylish bathroom, this property is perfect for small families or a professional couple seeking a comfortable and

elegant living space.

The attention to detail, is staggering, with bespoke carpentry throughout and a stunning cantilever staircase spreading across the three storeys.

The heart of the home is undoubtedly the open-plan top floor, which boasts a

bespoke, hand made kitchen, from which you can breathtaking sea views that can also be enjoyed living areas and balcony. This space is ideal for entertaining guests or simply relaxing while soaking in the stunning vistas of the coastline. The master suite is a true sanctuary, featuring a











luxurious free-standing bathtub that invites you to unwind after a long day. Adding a further touch of luxury, the ground floor sees a large home-gymnasium and conservatory, offering flexibility to an already versatile home.

In addition to its impressive interior, this townhouse also provides secure parking for one vehicle in an integral garage, ensuring convenience and peace of mind. The property is a rare find in the sales market, making it an exceptional opportunity for those looking to experience the best of Old Portsmouth living.

With its prime location, elegant design, and modern amenities, this townhouse is not just a place to live, but a lifestyle to embrace. Don't miss the chance to make this luxury house your home.

#### **ADDITIONAL PLANNING PERMISSIONS**

External alterations and extensions to existing flat roof at third floor level to form roof terrace; to include glass balustrading and replacement windows to rear elevation

Portsmouth City Council  
Portal under ref:  
20/00589/HOU

#### **GYMNASIUM / RECEPTION**

11'3" x 9'10" (3.43m x 3.00m)

AGENT NOTE :

Equipment not included

#### **CONSERVATORY**

8'8" x 7'10" (2.64m x 2.39m)

#### **GARAGE**

16'0" x 12'3" (4.88m x 3.73m)

#### **WC**

4'1" x 3'3" (1.24m x 0.99m)

#### **MASTER BEDROOM**

18'5" x 12'0" (5.61m x 3.66m)

#### **BATHROOM**

6'5" x 5'8" (1.96m x 1.73m)

#### **BEDROOM 2**

11'3" x 9'8" (3.43m x 2.95m)

#### **BEDROOM 3 / STUDY**

8'10" x 5'11" (2.69m x 1.80m)

#### **KITCHEN / LOUNGE / DINER**

27'7" x 18'6" (8.41m x 5.64m )

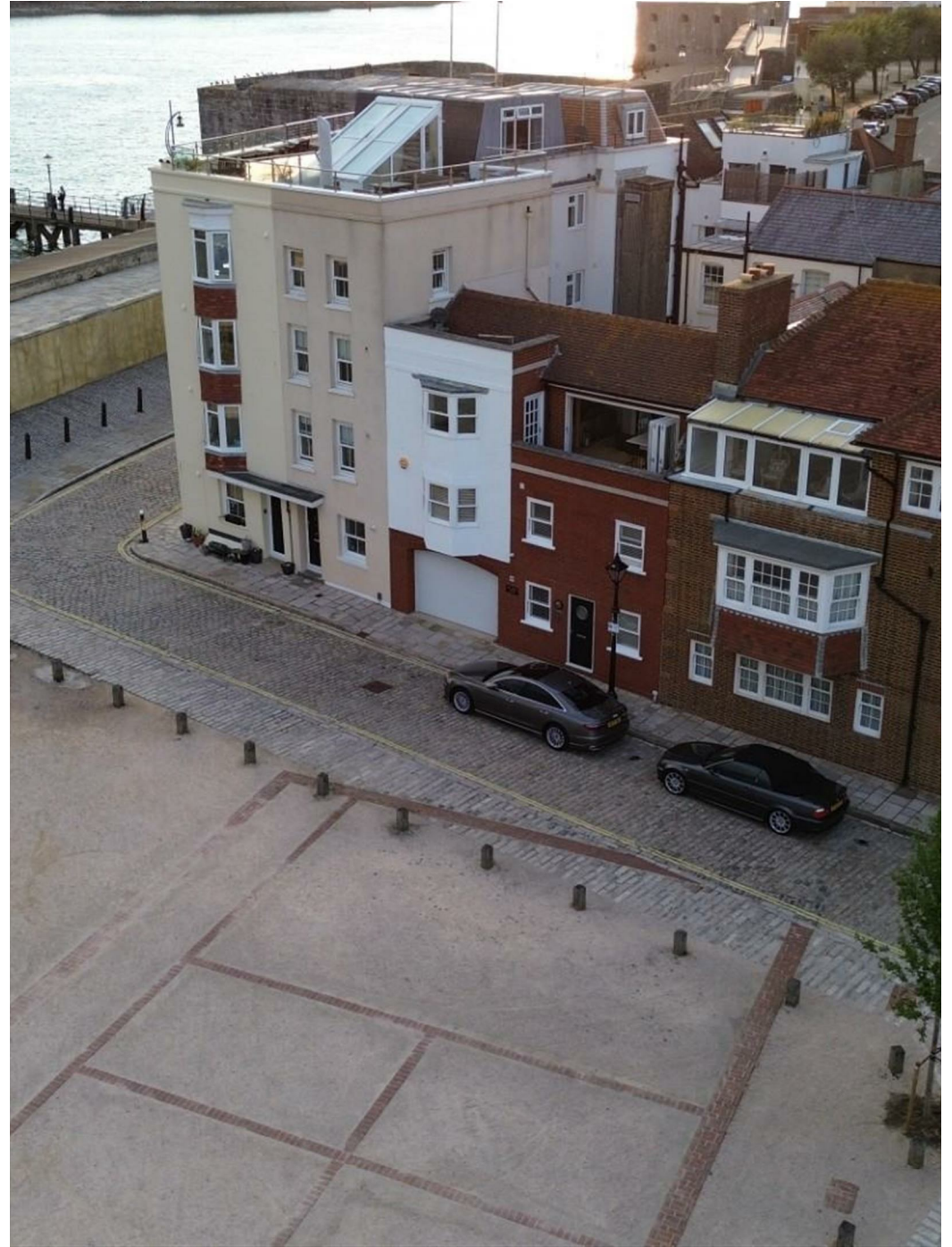
#### **BALCONY**

15'3" x 5'2" (4.65m x 1.57m )

#### **Anti-Money Laundering**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address





and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

#### Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : E -£2665.57pa

#### Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

#### Property Tenure

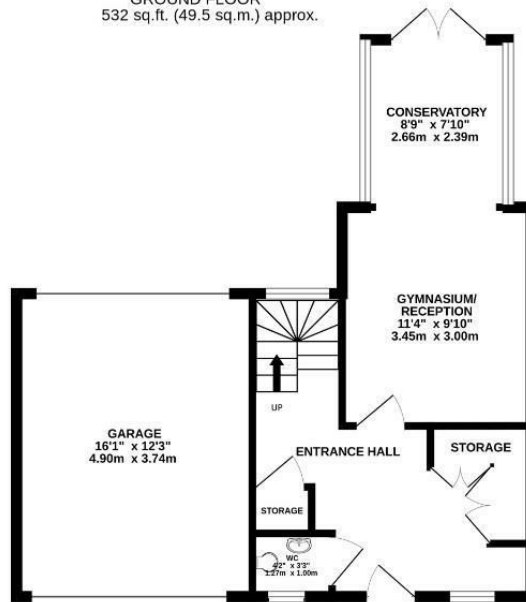
Freehold

### Energy Efficiency Rating

|                                                    | Current                                                                                                       | Potential |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92 plus) <b>A</b>                                 |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               |           |
| (69-80) <b>C</b>                                   |                                                                                                               | <b>77</b> |
| (55-68) <b>D</b>                                   | <b>64</b>                                                                                                     |           |
| (39-54) <b>E</b>                                   |                                                                                                               |           |
| (21-38) <b>F</b>                                   |                                                                                                               |           |
| (1-20) <b>G</b>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

# FLOORPLAN

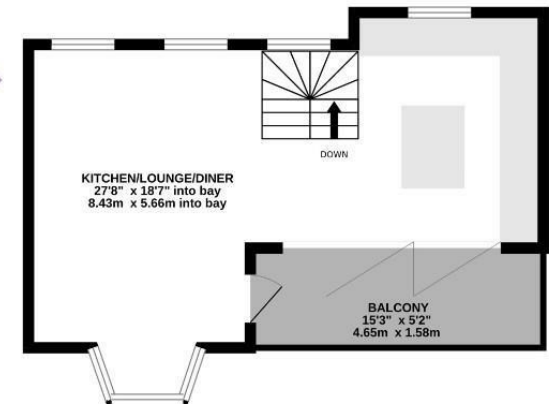
GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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