

Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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35 High Street
Portsmouth, PO1 2LS

*** FOUR BEDROOM OLD PORTSMOUTH TOWNHOUSE WITH ROOF TERRACE ***

Castles are pleased to welcome to the market this charming Old Portsmouth four bedroom townhouse with garage and roof terrace offering breathtaking views of the Spinnaker Tower and Cathedral.

The home is spread over three levels and upon entering the ground floor you are met with an open plan lounge diner with the kitchen to the rear and double doors out onto the garden.

First floor living consists of two bedrooms and a bathroom however the current owner is utilising the front bedroom as another reception room which offer lots of natural light and views over the cathedral opposite.

Second floor accommodation is comprised of a further two bedrooms along with the second bathroom of the home. Stairs lead up again on to the roof terrace which is a fair size and offers breathtaking views across to the Spinnaker Tower, the Cathedral and the Old Portsmouth High Street.

This is a great opportunity to purchase a home in the heart of Old Portsmouth. For more information or to arrange a viewing please call Castles today.

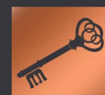
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs A (81-91) | | Very environmentally friendly - lower CO ₂ emissions A (18-28) | |
| B (69-80) | | B (29-44) | |
| C (55-68) | | C (45-54) | |
| D (39-54) | | D (55-64) | |
| E (29-38) | | E (65-74) | |
| F (13-28) | | F (75-84) | |
| G (1-12) | | G (85-94) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 86 | 66 | | |

England & Wales EU Directive 2002/91/EC

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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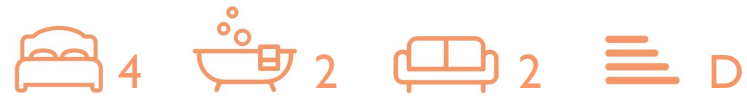
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Offers over £475,000

35 High Street

Portsmouth, PO1 2LS



- ROOF TERRACE
- TOWNHOUSE
- TWO BATHROOMS
- SPINNAKER TOWER VIEWS
- OLD PORTSMOUTH
- FOUR BEDROOMS
- GARAGE
- CHARMING CATHEDRAL VIEWS

LOUNGE
19'8" x 14'1" (6.0 x 4.3)

DINING AREA
10'5" x 7'2" (3.2 x 2.2)

KITCHEN
9'10" x 6'10" (3.0 x 2.1)

BEDROOM TWO/LOUNGE
14'1" x 10'2" (4.3 x 3.1)

SHOWER ROOM
6'2" x 5'2" (1.9 x 1.6)

BEDROOM THREE
9'10" x 7'2" (3.0 x 2.2)

BEDROOM ONE
11'5" x 10'9" (3.5 x 3.3)

BEDROOM FOUR
10'2" x 9'2" (3.1 x 2.8)

BATHROOM
6'6" x 6'2" (2.0 x 1.9)

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

