



Flat 3, 38 High Street  
Old Portsmouth, PO1 2LS  
**Offers Over £340,000**

**co<sub>g</sub>roves**  
Sales, Rentals and Block Management

GUIDE PRICE £340,000-£350,000. LIGHT & AIRY 2 DOUBLE BEDROOM (FORMALLY 3) TOP FLOOR APARTMENT SITUATED IN THE HEART OF THE SOUGHT AFTER & REQUESTED OLD PORTSMOUTH, MOMENTS FROM THE SEA, PORTSMOUTH HARBOUR, GUNWHARF QUAYS & TRAIN STATIONS. Not only does this home offer a southerly facing balcony with sea views but also has use of a 28' x 34' large roof terrace with delightful sea views over The Solent towards Isle of Wight, Portsmouth Harbour, Spinnaker Tower & Portsmouth Cathedral. The apartment is also in the process of being granted with an extended lease. The accommodation comprises 2 double bedrooms, double aspect master bedroom with fitted wardrobes, bedroom 2 with fitted wardrobe, entrance lobby, hall, attractive modern white bathroom, large double aspect open plan lounge/kitchen/dining room with range of appliances.



## Communal Entrance

Security intercom allowing access to communal hall with stairs to top floor. Flat front door to:

**Lobby** 5'4 x 9'2 (1.63m x 2.79m)

Double glazed window to rear, coved ceiling, spotlights, wooden flooring, door to balcony and lounge.

**Lounge/Kitchen/Dining Room** 22'3 x 17'3 (6.78m x 5.26m)

Large double aspect room with double glazed windows offering views over The Solent towards Isle of Wight, Portsmouth Cathedral & Spinnaker Tower. Wooden flooring, coved ceiling, spotlights, two radiators. Butler sink with hard wood work surfaces, base cupboards, drawers, double oven, hob, extractor, integrated washing machine, fridge, freezer.

## Hall

Wooden flooring, coved ceiling, storage cupboard housing meters.

**Bedroom 1** 22'1 x 9'8 (6.73m x 2.95m)

This room was formally two bedrooms so is now offered as a large double aspect room with double glazed windows to front and rear. Views to the front towards Portsmouth Cathedral & Spinnaker Tower. Radiator, fitted wardrobes with hanging rail, shelving and storage cupboards, along with an additional storage cupboard housing Vaillant gas boiler which was replaced approximately 5 years ago.

**Bedroom 2** 11'7 x 8'5 (3.53m x 2.57m)

Double glazed window to rear with views over rooftops. Radiator, fitted wardrobe with hanging rail.

**Bathroom** 6'8 x 5'8 (2.03m x 1.73m)

Attractive and modern suite which was replaced approximately 5 years ago and comprises bath with rainfall shower over, shower screen, wash hand basin, WC, double glazed window to front, tiled walls, laminate flooring, medicine cabinet, spotlights, ladder radiator.

**Balcony** 13'2 x 6'8 (4.01m x 2.03m)

Southerly facing balcony with space for seating, table/chairs, spiral staircase to roof terrace.

**Roof Terrace** 28 x 34' (8.53m x 10.36m)

Use of this large roof terrace with delightful sea views over The Solent towards Isle of Wight, Spinnaker Tower, Portsmouth Cathedral and towards Portsmouth Harbour entrance.

## Additional Information

Tenure - Leasehold

Length of Lease - 215 years from 01/07/1981 - 170 Years remaining approximately

Service Charge - £2655pa

Buildings Insurance - £873pa

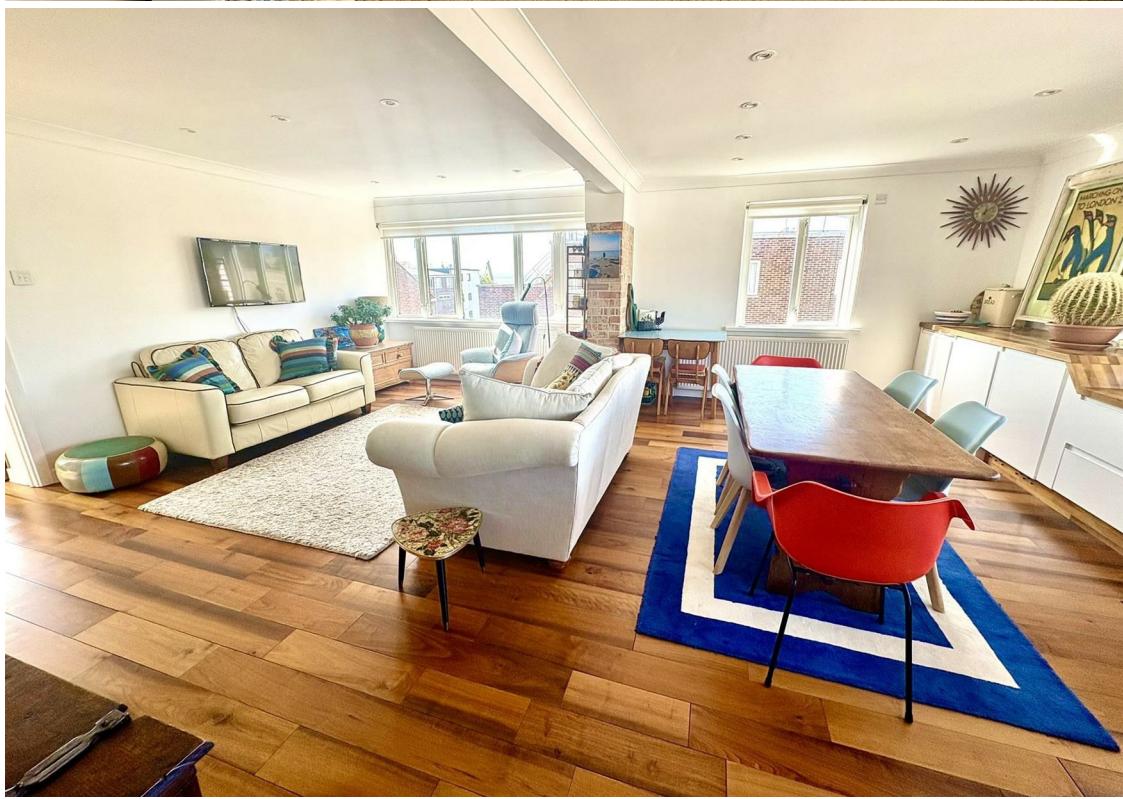
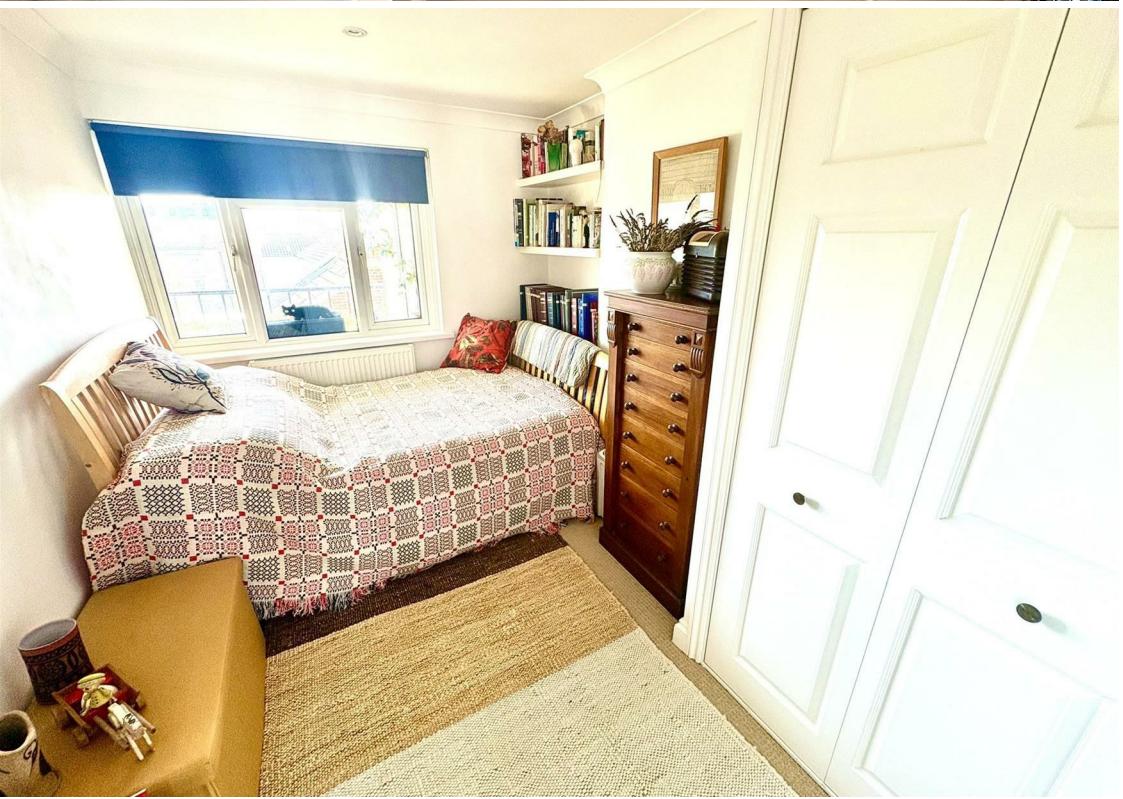
Ground Rent - £250pa

Council Tax - Band C

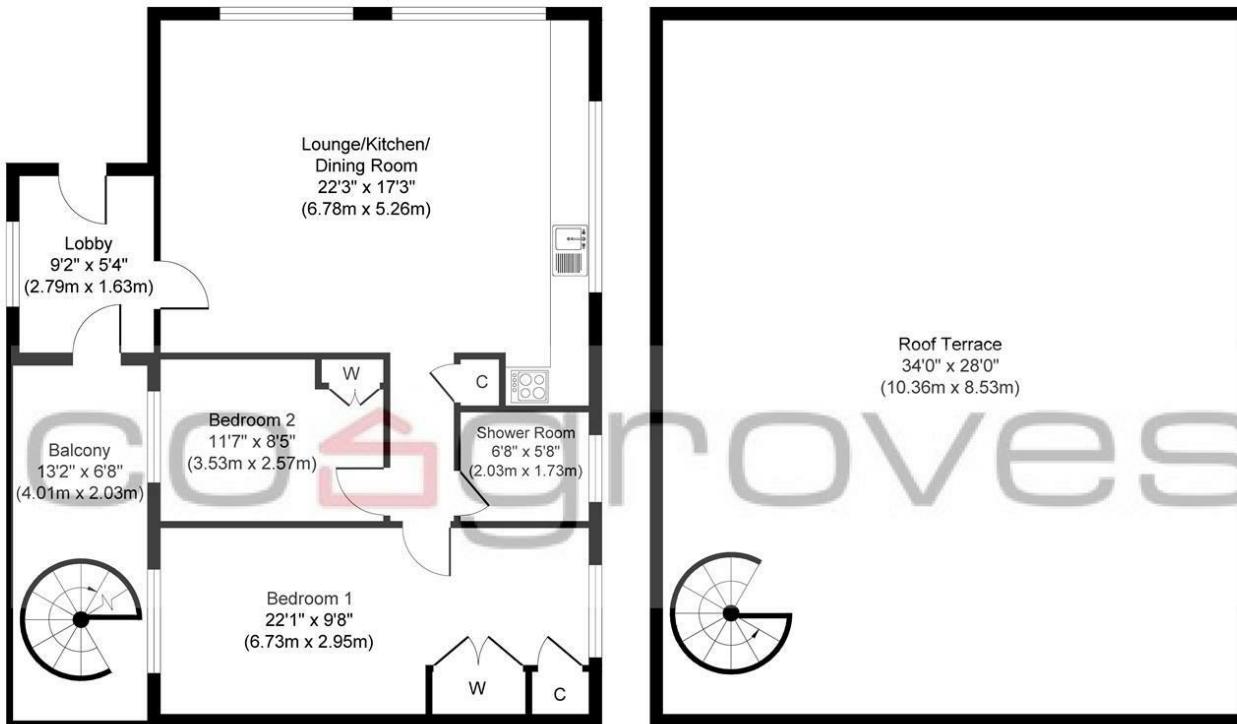
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**cosgroves**

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

Tel: 02392 827827  
Email: [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)