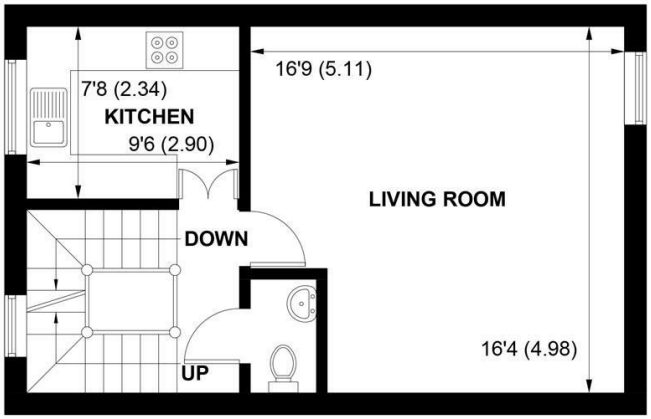
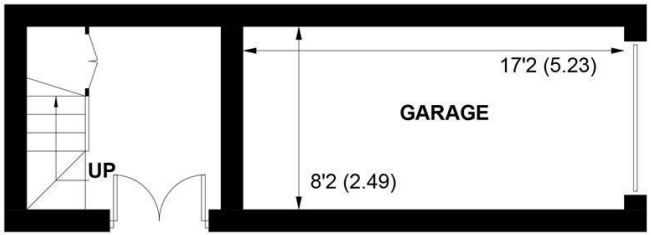


Sims Williams

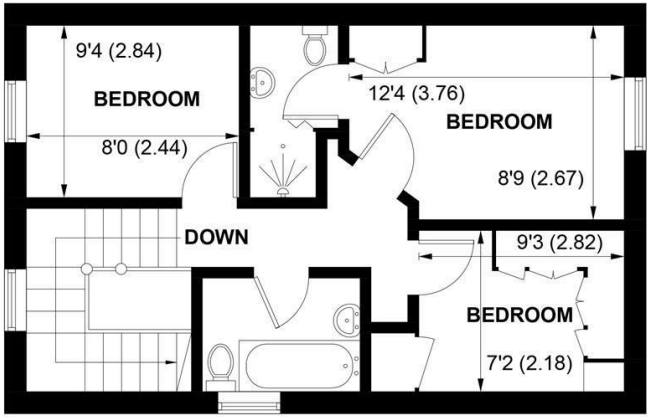
102 PENNY STREET, SOUTHSEA, PORTSMOUTH, HAMPSHIRE, PO1 2NL



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 950 SQ FT / 88.3 SQ M
GARAGE = 140 SQ FT / 13.0 SQ M
TOTAL = 1090 SQ FT / 101.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

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£1,495 PCM

102, PENNY STREET, SOUTHSEA PORTSMOUTH, HAMPSHIRE, PO1 2NL

- Three Bedroom Townhouse
- Large Lounge
- Kitchen
- Three Bedrooms
- Two Bathrooms
- Security Controlled Parking/integral Garage
- Unique Residential Location
- Close to Portsmouth Seafront and Gunwharf Quays
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = D

COUNCIL TAX BAND

Band = E

Situated in the highly sought-after Old Portsmouth area, this spacious three-bedroom town house offers approximately 950 sq ft of well-proportioned accommodation arranged over three floors, set within a gated development and benefiting from an integral garage, parking and access to an attractive communal garden.

The ground floor provides a separate entrance hall with stairs leading to the accommodation above, together with a secure integral garage with power and lighting, providing valuable parking and additional storage space.

The main living accommodation is arranged across the second floor and features a particularly generous dual-aspect living/dining room, offering plenty of space for both comfortable seating and a dining area. The separate kitchen is fitted with a range of Shaker-style wall and base units, with a selection of appliances, while a useful cloakroom completes this floor.

The first floor provides three bedrooms, including a good-sized principal double bedroom with the benefit of an en-suite shower room. There is a further double bedroom and a third bedroom with fitted storage, which would also lend itself particularly well to use as a home office or study. The family bathroom is fitted with a white suite with shower over the bath.

A further benefit is access to the attractive communal garden, providing residents with a pleasant outside space with established planting and paved seating areas. In addition to the integral garage and parking within the development, the property is eligible for an on-street residents' parking permit, with further permits available to purchase if required.

The property has been redecorated decorated throughout and benefits from double glazing and good storage.

The location is a particular highlight, positioned on Penny Street in the heart of Old Portsmouth, close to the seafront and historic waterfront and within easy reach of local pubs, restaurants and amenities. Gunwharf Quays, with its extensive range of shops, restaurants and leisure facilities, is also within easy reach.

Offering generous and versatile accommodation together with the considerable advantages of a garage, parking and communal outside space, this well-positioned home provides an excellent opportunity to enjoy everything this highly desirable part of Portsmouth has to offer.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract