



7 Spice Quay Broad Street, PORTSMOUTH PO1 2JU

welcome to

7 Spice Quay Broad Street, PORTSMOUTH

One of the home's most impressive attributes is its prime waterfront setting. From both the balcony and patio garden, you can enjoy uninterrupted views across the bustling harbour. This is a must see property, call us in branch today on 02392 293100.



Fox & Sons Southsea are delighted to present this beautifully arranged three-storey waterfront home, offering an impressive 120.0 m² of versatile living space and a lifestyle that embraces the very best of marina living. With four well-proportioned bedrooms, including a superb 19.0 m² primary suite, two bathrooms, a study, garage, parking, utility room and a terrace with captivating views, this property is designed for comfort, convenience and charm.

The ground floor sets the tone with a welcoming entrance hall that immediately conveys a sense of warmth. The well-appointed kitchen provides excellent storage and workspace, while the generous dining area easily accommodates family gatherings and social occasions. From here, doors open onto a private patio — a wonderful spot to enjoy the vibrant atmosphere of the marina and watch the world go by. A handy W.C. completes this level.

On the first floor, two bedrooms and a family bathroom sit alongside a bright and airy living room. This inviting space is perfectly positioned to take in the sweeping marina views, with doors leading out to a private balcony where you can unwind and soak up the ever-changing harbour scenery.

The top floor offers exceptional flexibility, featuring a charming office space tucked beneath the eaves — ideal for home working or as a potential fifth bedroom. Two further bedrooms occupy this floor, one benefiting from its own en-suite, creating a peaceful retreat for family

Entrance Hall

14' 1" x 7' 7" (4.29m x 2.31m)

Downstairs Wc

6' 5" x 3' 9" (1.96m x 1.14m)

Garage/Workshop

17' 10" x 8' 3" (5.44m x 2.51m)

Dining Room

11' 3" x 8' 11" (3.43m x 2.72m)

Kitchen

12' 9" x 6' 9" (3.89m x 2.06m)

Utility Room

8' 2" x 4' 3" (2.49m x 1.30m)

Living Room

6' 1" x 12' 9" (1.85m x 3.89m)

Master Bedroom

16' 1" x 15' 8" (4.90m x 4.78m)

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Three

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom Four

8' x 7' 7" (2.44m x 2.31m)

Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)

Study/Bedroom Five

8' 1" x 6' 6" (2.46m x 1.98m)

Terrace

16' 11" x 8' 1" (5.16m x 2.46m)



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7 Spice Quay Broad Street, PORTSMOUTH

- FOUR/FIVE BEDROOM TOWNHOUSE
- PARKING AND GARAGE
- TERRACE AND BALCONY OVER LOOKING THE WATER
- SET BACK FROM BROAD STREET IN A QUIET CUL-DE-SAC
- FANTASTIC LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 150.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 111 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOS106482 - 0004

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