





14 Arethusa House

A beautifully presented and spacious two bedroom penthouse with waterfront views.



- ▶ **Luxurious Two Bedroom Penthouse**
- ▶ **Lift to all floors**
- ▶ **Two Ensuite Bedrooms**
- ▶ **Large Terrace and Private Balcony With panoramic views**
- ▶ **Idyllic Waterfront Location**
- ▶ **Located on the Fourth Floor**
- ▶ **Panoramic Views across Gunwharf Quays**
- ▶ **Extremely Spacious and Beautifully Presented**
- ▶ **Underground Secure Parking**
- ▶ **Viewing Highly Advised**

An excellent opportunity to purchase this luxurious two bedroom penthouse with panoramic waterfront views across Gunwharf Quays.

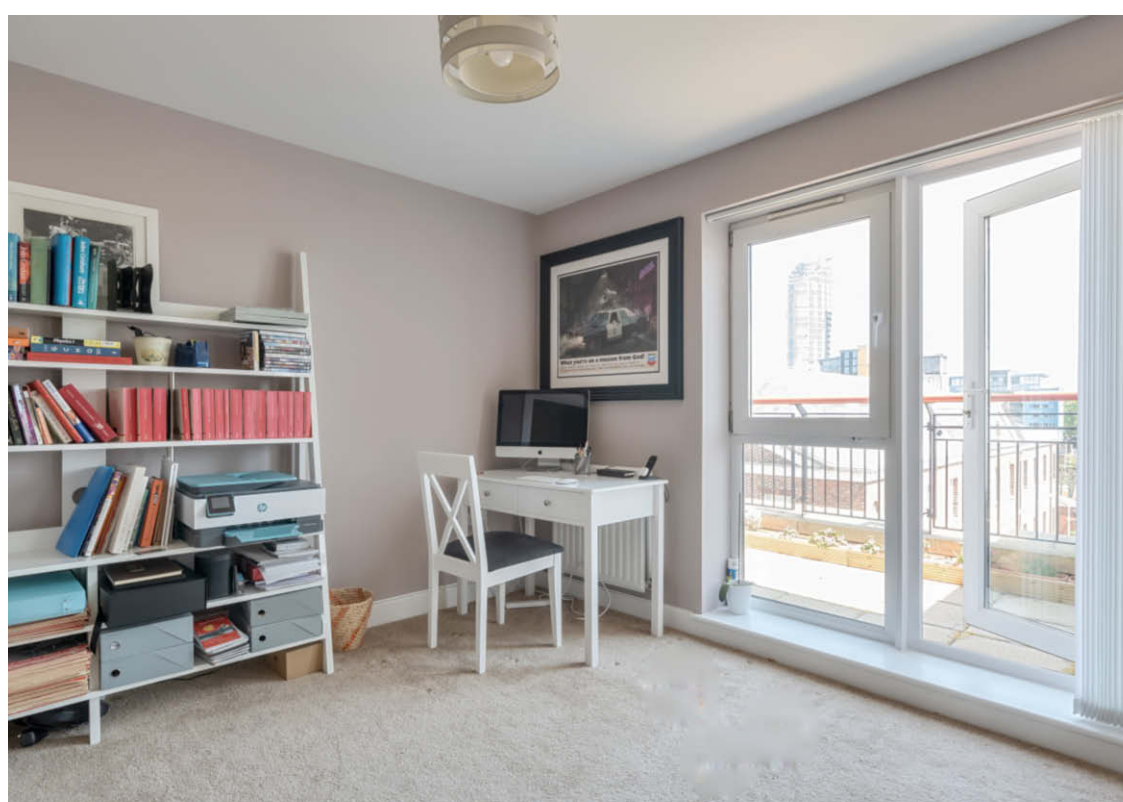
The property benefits from two allocated underground parking spaces and additional visitors parking are also offered.

Upon entering the penthouse you are presented with spacious entrance hall with a modern cloakroom and large storage cupboards which really sets the tone for the rest of the property. The open plan stylish kitchen and spacious sitting/dining area is a perfect spot for entertaining family and friends and has double doors leading out onto a large terrace with views across the water. The kitchen is modern and has integrated appliances, breakfast bar and tiled flooring.

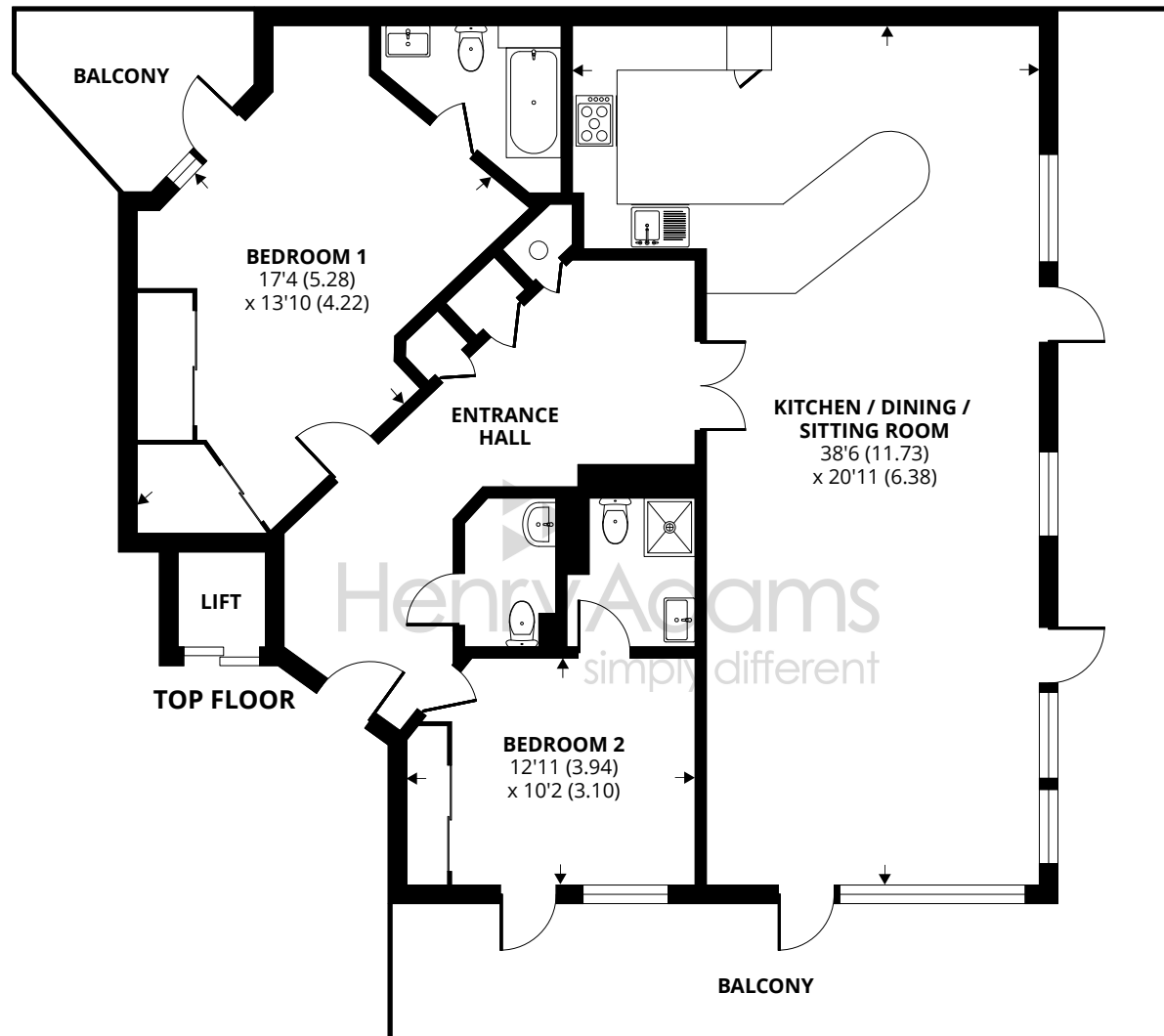
Both bedroom one and bedroom two are excellent sized double bedrooms and both benefits from en-suites. Bedroom one also benefits from bespoke fitted wardrobes and access out to a private balcony with waterfront views. Bedroom two also has access out onto the main terrace.

Outside there are communal grounds and private secure parking. This property really does provide the wow factor and has to be viewed so you can truly appreciate the versatile and spacious accommodation and also its idyllic location.









14 Arethusa House, Gunwharf Quays, Portsmouth

Approximate Area = 1368 sq ft / 127 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Henry Adams. REF: 999191

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Old Portsmouth has a fascinating blend of character properties Arethusa House is conveniently located to enjoy the amenities and recreational interests in the area including Portsmouth Cathedral, The Round and Square Towers and the recently developed Hot Walls. Portsmouth Harbour Railway Station, Southsea seafront and Gunwharf Quays are all within an easy reach as is Portsmouth Historic Dockyard with its wealth of maritime history. The property is also well-placed for some of the areas most highly regarded private schools including Portsmouth Grammar, Girls High School and Mayville High School and there are good road links to London, Southampton and Chichester nearby.

18th January 2024

