



Blake House, Gunwharf Quays
Portsmouth, PO1 3TH

Asking Price Of
£575,000

Immaculately presented 2-bedroom second-floor apartment in the prestigious Blake House at Gunwharf Quays, offered with no forward chain. Featuring a main bedroom with en-suite and south-facing balcony, a stylish kitchen/breakfast room, and a spacious living/dining area opening onto a balcony with stunning harbour and Spinnaker Tower views. Two secure underground parking spaces plus visitor permits.



Property Features

- Prestigious Blake House, Gunwharf Quays
- Immaculately presented second-floor apartment
- Two spacious double bedrooms, main bedroom with en suite
- South-facing private balcony plus additional balcony
- Harbour and iconic Spinnaker Tower views
- Elegant kitchen breakfast room & generous living/dining area
- Two secure underground parking spaces
- Offered with no forward chain
- Lift and Stair Access
- Close to Bars, Restaurants and Shops

OVERVIEW

Immaculately presented second-floor two bedroom apartment in the prestigious Blake House at Gunwharf Quays, offered with no forward chain.

Gunwharf Quays is one of the South Coast's most desirable waterfront destinations, offering a unique blend of luxury living, vibrant leisure, and coastal charm. Set around a historic marina and beneath the iconic Spinnaker Tower, the development combines contemporary waterside homes with an exceptional array of designer outlet shopping, award-winning restaurants, cafés, and bars - all just moments from your doorstep.

Residents enjoy a true lifestyle location, with scenic harbour walks, excellent transport links including Portsmouth Harbour Station and cross-Channel connections, and easy access to London and the wider South Coast. The marina setting creates a relaxed yet sophisticated atmosphere, ideal for those seeking both convenience and quality of life.

Living at Gunwharf Quays means enjoying stunning sea views, a strong sense of community, and the rare opportunity to experience coastal living without compromise - whether as a main residence, second home, or investment.

PROPERTY DESCRIPTION

An exceptional second-floor apartment set within the prestigious Blake House at Gunwharf Quays, beautifully presented and offered with no forward chain.

Designed for effortless coastal living, this beautifully appointed home offers two generous double bedrooms, including a beautiful main bedroom with a stylish en-suite shower room. Both bathrooms are finished to an impressive standard, featuring elegant neutral décor, floor-to-ceiling tiling, and bespoke fitted storage, creating a refined and contemporary ambience.

The heart of the apartment is the stunning kitchen breakfast room, perfectly positioned to capture breathtaking views across the harbour and towards the iconic Spinnaker Tower - an inspiring space for both everyday living and entertaining. The spacious living and dining room is flooded with natural light and opens onto a private balcony overlooking the vibrant Gunwharf Quays waterfront, with its boutiques, restaurants, and striking views of the Spinnaker Tower and beyond perfect for evening drinks and enjoying the sunsets!



The main bedroom enjoys the added luxury of its own south-facing balcony, offering tranquil views over the beautifully maintained communal areas and a subtle glimpse of the sea - ideal for morning coffee or evening relaxation.

Further benefits include two secure underground parking spaces, complemented by two visitor parking permits. Offered with no forward chain and ready to move into, this superb apartment presents a rare opportunity to enjoy a premium waterside lifestyle in one of Portsmouth's most desirable locations.

ROOM MEASUREMENTS

HALLWAY - 6' 7" x 7' 11" (2.01m x 2.41m and 9' 10" x 9' 10" (3m x 3m)

LIVING/DINING ROOM - 12' 7" x 22' 9" (3.84m x 6.93m)

BALCONY - 13' 2" x 7' 6" (4.01m x 2.29m)

KITCHEN/BREAKFAST - 9' 5" x 16' 2" (2.87m x 4.93m)

MAIN BEDROOM - 10' 3" x 13' 7" (3.12m x 4.14m)

EN SUITE - 5' 7" x 10' 0" (1.7m x 3.05m)

BALCONY - 10' 0" x 4' 3" (3.05m x 1.3m)

BEDROOM TWO - 9' 10" x 11' 6" (3m x 3.51m)

BATHROOM - 6' 3" x 7' 5" (1.91m x 2.26m)

ALLOCATED PARKING

Two allocated underground secure parking spaces and 2 visitor parking permits.



MATERIAL INFORMATION

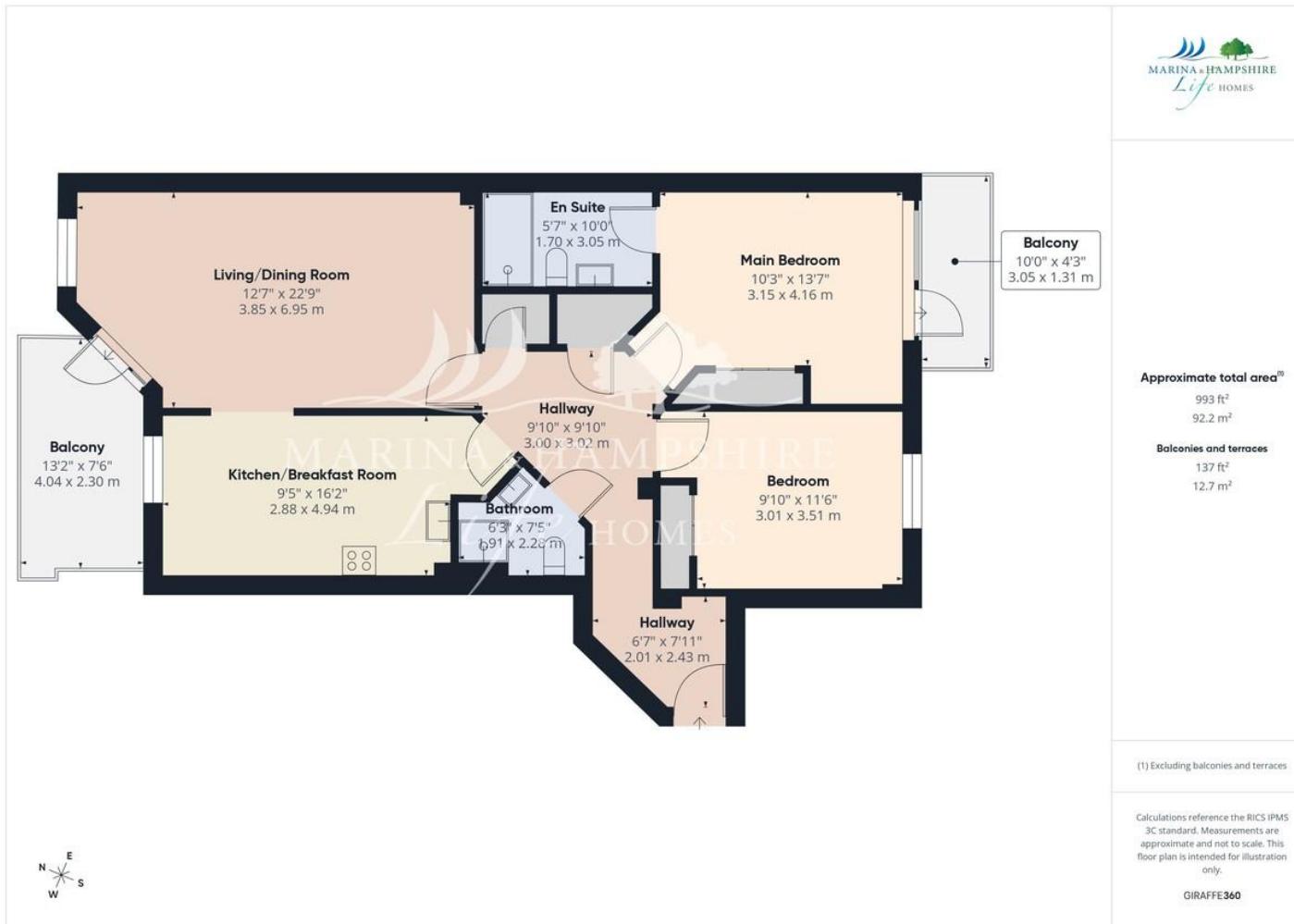
- Price (£) - 575,000
- Tenure - Leasehold
- Length of lease (years remaining) – 172 Years
- Annual service charge amount (£) 3788.00
- Service Charge Reviewed Annually
- * Annual Ground Rent -231.84
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated underground parking spaces plus 2 visitor permits
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.