



Porters Lane, Town Quay, Southampton, SO14 2AR  
Guide Price £685,000

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EXCLUSIVE







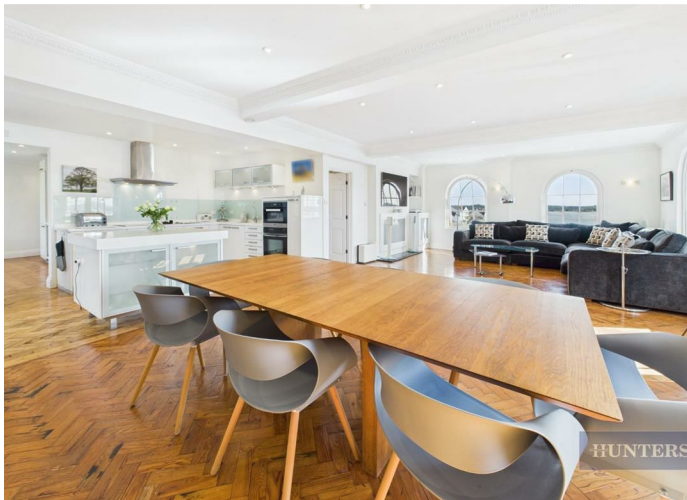
# Porters Lane, Town Quay, Southampton, SO14 2AR Guide Price £685,000

Offered to the market with share of freehold and with no onward chain is this totally unique and spacious four-bedroom, duplex penthouse apartment with splendid marina views, and a direct access-controlled lift. Historically part of a beautifully converted Victorian warehouse dating back to 1886, originally constructed as a baggage warehouse during Southampton's industrial golden age. This stunning building is steeped in maritime history and offers a rare blend of period charm and exclusive modern living, making it the perfect place to sit back and watch small sea craft to majestic cruise liners come and go. A double garage completes the highlights of this property.

A substantial home extending to approximately 227.9 sq. metres (2,454 sq. ft), is arranged over two floors and boasts versatile living spaces, high ceilings, and a wealth of original features. The layout includes two generous reception rooms, three bathrooms (plus two WCs), a well-proportioned office and a utility room. Explore ample scope for working from home or multigenerational living.

On the ground floor the accommodation comprises a welcoming hallway, large open-plan kitchen and dining area ideal for entertaining plus a separate fitted kitchen, spacious living room, the principal bedroom with a walk-in wardrobe and a modern bathroom.

The first floor offers two further bedrooms with ample space and exposed beams adding to its cosy character. A well-appointed office, two bathrooms, an additional WC, utility room and landing complete the upper level.

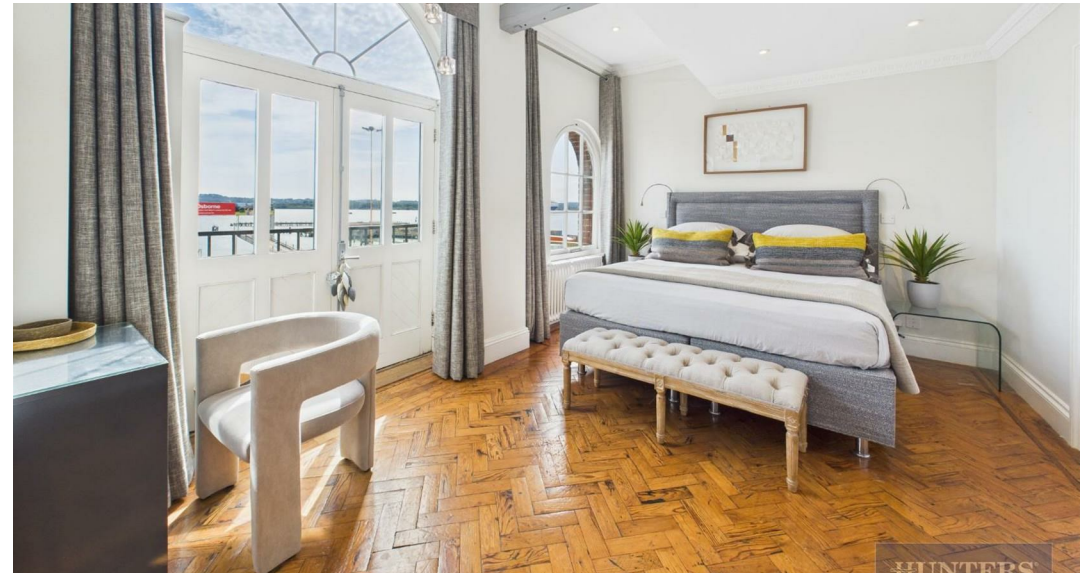




#### Location

Located in the heart of Southampton, this property is surrounded by the fascinating echoes of its past. In the late 19th century, the main road outside was once a bustling wharf and railway line. Just opposite, the present day Red Funnel was formerly part of the working docks, where cargo ships and cruise liners would berth. The Royal Pier previously reserved for prestigious and royal visits lies just a short walk away, underscoring the area's importance in British maritime history.

Whether you are seeking a distinctive home with character and historical provenance, this penthouse apartment presents a rare opportunity to own a slice of Southampton's rich seafaring heritage.







Material Information - Southampton  
 Leasehold with Share of Freehold  
 Lease : 991 Years remining approx.  
 Service Charges: £5,281 approx. for 2025/ 2026  
 Ground Rent: £100 per annum  
 Council Tax Band: Band D

#### AML

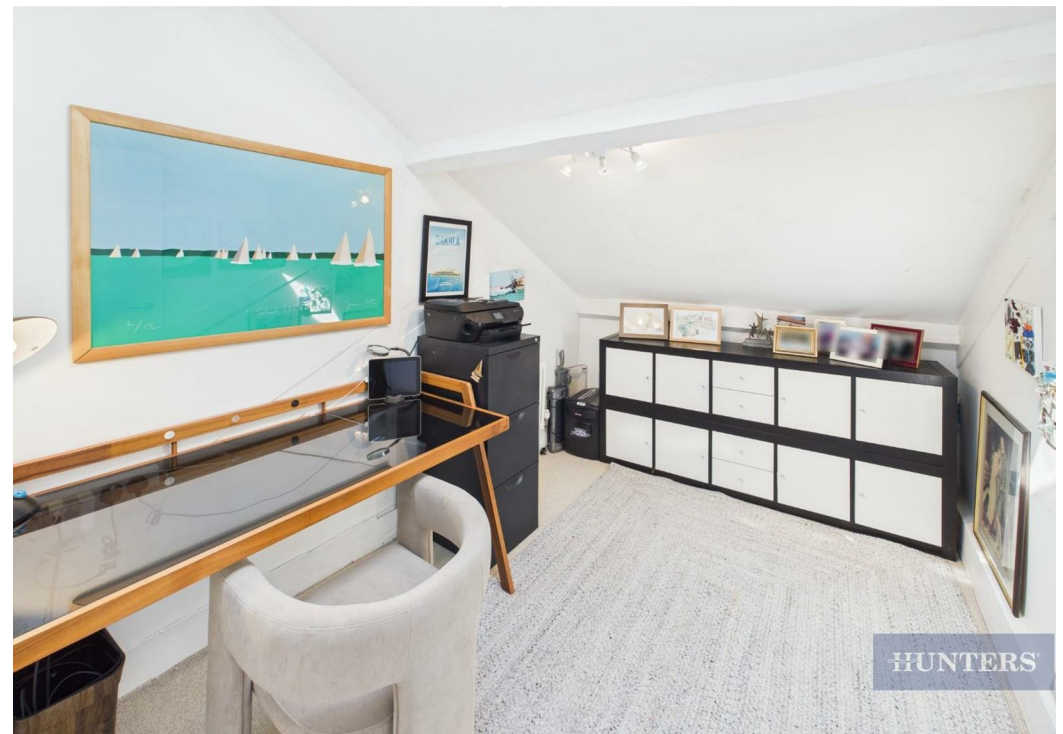
Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

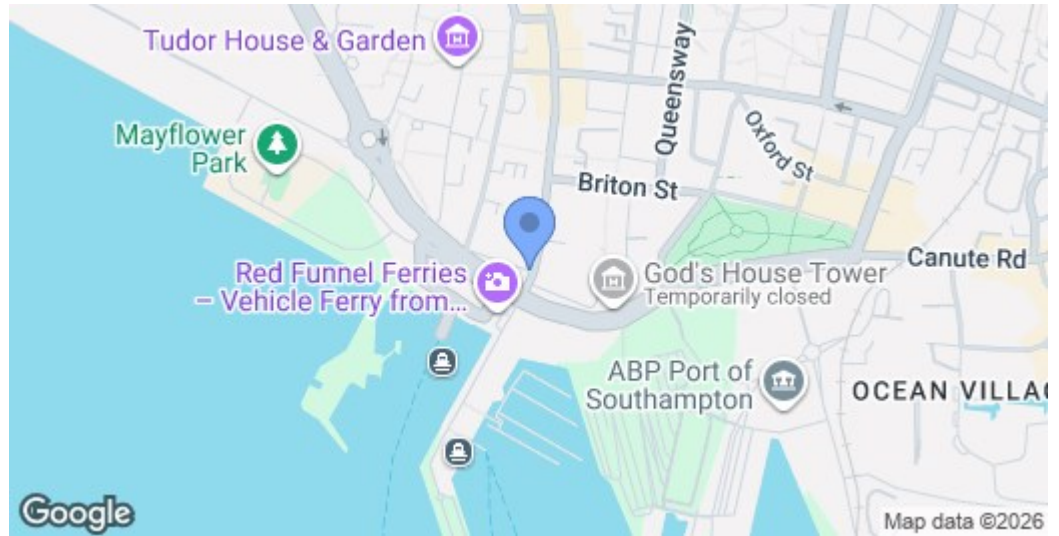
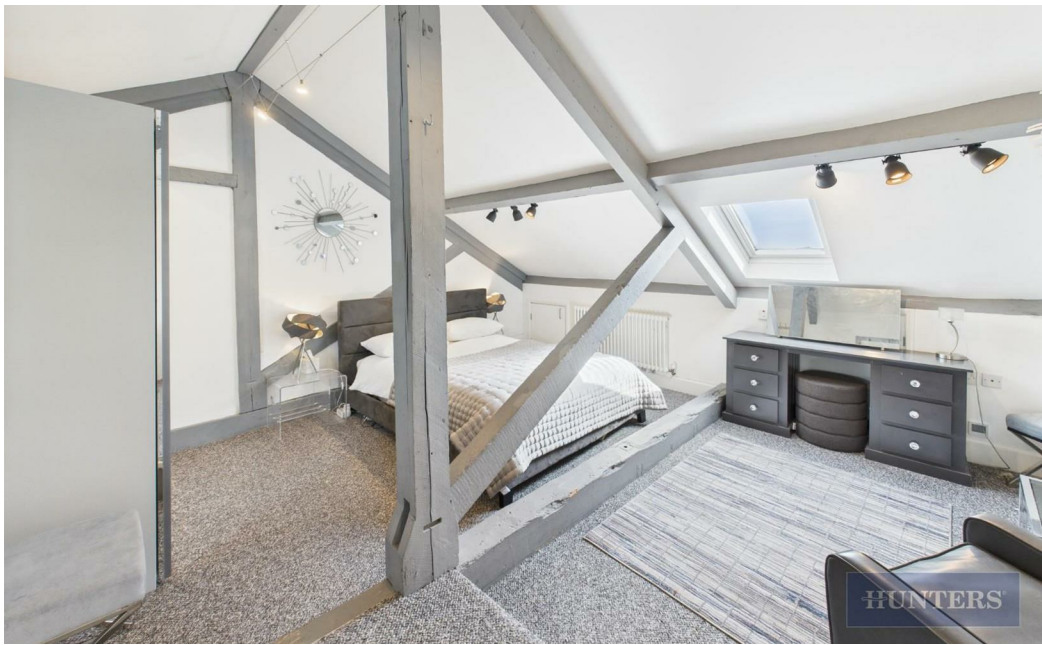
The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





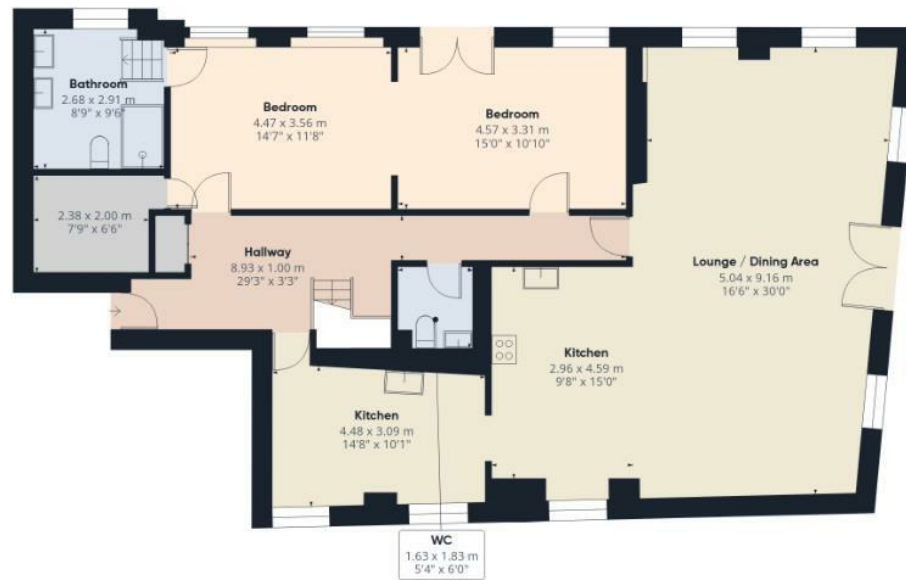


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**Approximate total area<sup>(1)</sup>**

227.9 m<sup>2</sup>

2454 ft<sup>2</sup>

**Reduced headroom**

16.7 m<sup>2</sup>

180 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
02380 987720 | Website: [www.hunters.com](http://www.hunters.com)

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