

# CLARENDON ROAD

SOUTHSEA | HAMPSHIRE | PO5 2JT



£149,950

## Leasehold - Share of Freehold

We have pleasure in marketing for sale this **SPACIOUS** split level 'loft' apartment situated in an **EXCELLENT** central Southsea location just a stroll from the main shopping precinct at Palmerston Road, **SEAFRONT** and the many cafes, bars and restaurants nearby. Stair access leads to the **SECURE** digital entrance door on the first floor with further stairs leading to the shower room. Once on the main landing you will find a very **USEFUL** storeroom, the 16' x 15' living/dining room, kitchen and **DOUBLE** bedroom. With a share of the freehold and no forward chain, we would strongly recommend your earliest inspection.

- Spacious One Bedroom Split-Level 'Loft' Apartment
- Excellent Central Southsea Location
- Short Walk to Seafront & Shopping Precinct
- Almost 700 sq.ft (63.9sq.m) of Accommodation
- 16'1 x 15' Living/Dining Room : Kitchen
- Double Bedroom : Shower Room : Store Room
- Secure Digital Entrance Door
- Share of Freehold : No Forward Chain

## KEY FACTS

**TENURE:** Leasehold – Share of Freehold

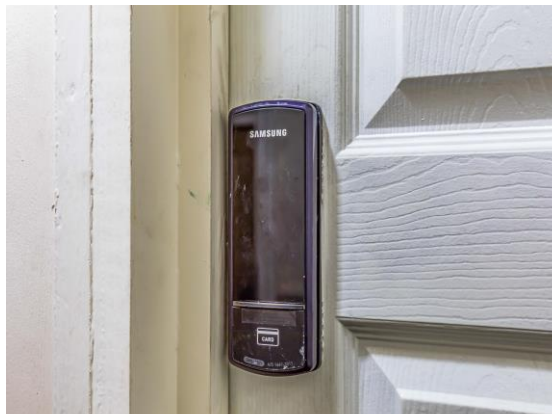
**TERM:** 110 years remaining

**GROUND RENT:** None

**SERVICE CHARGE:** £750 pa including Building Insurance and Water

**EPC RATING:** 'E'

**COUNCIL TAX BAND:** 'A'



## Clarendon Road, Southsea

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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