



Flat 6
The Clock Tower | Clocktower Drive | Southsea | PO4 9XS

FINE & COUNTRY

A unique character spilt level apartment which is situated on the upper two floors of the imposing 'Clock Tower' which is part of the former Royal Marine Barracks. The accommodation provides 1201 sq ft of living space arranged over two floors and comprises; hallway, drawing room inc. kitchen, shower room and bedroom on the first level with an open bedroom / sitting room with bathroom and a galleried landing overlooking the drawing room on the upper level. There are panoramic views of the skyline (out to approx. 20 miles) from every window, providing the perfect backdrop to the professionally designed interior, which has created a beautifully proportioned light and airy living space. The apartment has undergone a luxurious refurbishment complete with bespoke fixtures and fittings, the aspect allows natural light to flood in from every angle into a cutting edge apartment where luxury comes as standard. Offered with a number of outstanding features including the white clock face, accessible from the drawing room. Having a fitted kitchen including white goods, gas fired central heating, grand fireplace with large log burner; residents car parking facilities, mature and maintained communal gardens and gated community, including Tennis Court outstanding views towards the City of Portsmouth, Portsdown Hill, Hayling Island the Solent and the Isle of Wight.

TO FIND THE PROPERTY: Travelling along Eastern Parade in an easterly direction, at its end turn left into St. Georges Road which continues into Cromwell Road, turning right into Marine Gate, where parking for the Clock Tower can be found on the right hand side.

ENTRANCE:

Via communal doorway at the side of building, security entry phone system leading to communal hallway, staircase to all floors, lift rising to third floor opening onto landing with staircase rising to upper floors.

TOP FLOOR LANDING:

Two feature circular windows with blue inner lighting to side and rear aspects with outstanding views over the former barracks towards Langstone Harbour to one aspect and the City of Portsmouth to another; meter cupboard, narrow doorway leading to spiral staircase leading to the roof top flag pole and railed area. Main front door with plaque depicting 'The Clock' leading to:

HALLWAY:

Understairs storage cupboard, high ceiling with coving and inset spotlights, recessed display inlays, staircase with designer hand rail rising to top floor; radiator; entry phone system.

BEDROOM 1: 14'7" x 11'0" High ceiling with coving, spotlights, radiator; door with mirrored panels, arched recessed area with inset chest of drawers and circular mirror; circular window with reflective inlay and blue lighting with outstanding views over the Marine Barracks, Museum and Parade Ground towards the Langstone harbour; double doored built-in wardrobes with inset mirror glazing, chest of drawers, lighting and hanging rail, feature circular window with mirrored inlay and blue lighting with outstanding views over the top of Teapot Row towards the Solent, chrome fronted power points, wall lights.





Step inside

The Clock Tower

DRAWING ROOM INCORPORATING KITCHEN: 28'11" x 14'0"

Feature high ceiling vaulted over grand designer fireplace and chimney rising to a maximum of 19' with 'Jesters' balcony over, feature port-hole window with mirrored inlay and blue lighting with outstanding views over the top of Teapot Row towards the Solent with radiator under, tall arched ornate covered picture surrounds, arched glazed door leading to hallway with wooden architraves, corner exposed brick arched fire surround with large wooden mantle and pillars to either side with log burner (not tested) and range of shelving, twin port-hole windows with mirror circular inlay and blue lighting with outstanding views over roof tops towards Southsea, the Solent and the Isle of Wight, central to these windows is the original clock face measuring approximately 6'8" in diameter, external clock face with internal mechanism and support, accessed via a glazed door with glazing to either side, two further radiators, peninsular style divide with (six seater) breakfast bar area to one side leading to kitchen.

KITCHEN: Gloss tiled flooring, wide work surface with range of cupboards under, gas ring and ceramic hob with wooden cover over, 'AEG' oven under and drawer, range of white gloss wall units with chrome handles, high level glazed unit with inset lighting, matching second unit for glass cabinet, inset 1 1/2 bowl sink unit with mixer tap and cupboard space under, integrated dishwasher, one wall mounted unit housing new 'Gloworm' boiler supplying domestic hot water and central heating (not tested), feature arched window providing a view towards the external clock on the city side with mechanism and blue lighting, port-hole window with mirror inlay and lighting with outstanding views over the City of Portsmouth towards Portsdown Hill in the distance, corner recess with exposed brick cupboard under and shelf over, arched double glazed doored built-in wine/champagne store, fridge with freezer compartment, 'Bang & Olufsen' wiring and speaker system with high level mantle over, wall lights, power points.

SHOWER ROOM:

Fully ceramic tiled shower cubicle with drench style hood and panelled door, concealed cistern w.c., extractor fan, mirrored wall of vanity units with drawers under and mixer tap, chrome heated towel rail with roll top radiator, narrow mirror fronted medicine cabinets with lighting over, ceramic tiled to half wall level, tiled flooring, panelled door with mirrored panels, ceiling spotlights.

UPPER LEVEL:

Landing with steps rising to bedroom / sitting area, feature wrought iron balustrade with spotlights over, opening directly onto room, glass block wall leading to bathroom and bedroom / sitting room.

BEDROOM inc. SITTING ROOM: 17'0" x 12'2"

Sitting area, slight eaves to ceiling with vaulted ceiling measuring approximately 11'7" in height maximum, ceiling spotlight with integrated speakers, dormer sash style window overlooking the former Marine Barracks, Parade Ground and Museum towards the Solent and Hayling Island with desk under and radiator to one side, central ladder style support with shelving, further sash style window to front aspect with outstanding views over Teapot Row towards the Solent and Isle of Wight, the sea horizon is approximately 20 miles with No Mans Land Fort approximately 4.8 miles, 'Jesters' balcony with frosted glazed screens and balustrades to either side overlooking the drawing room. Bedroom area 20'4" x 12'10" with vaulted ceiling with inset lighting, over bed spotlight, dormer window to side aspect with outstanding views over Southsea, towards South Parade Pier and the Isle of Wight in the distance, built-in walk-in wardrobe with low level shelving and hanging rails under, shoe shelf.





BATHROOM:

Slight eaves to ceiling restricting headroom, double ended panelled bath with central mixer tap, range of glazed shelving over; concealed cistern w.c., extractor fan, vanity unit with mixer tap and drawers under; ceramic tiled to half wall level with tiled flooring, spotlight, raised plinth with radiator; mirror fronted medicine cabinet, small seating area, sash style window with blue lighting, far reaching views to approximately five miles overlooking the City towards Portsmouth Hill in the distance.



Step outside

The Clock Tower

OUTSIDE:

Residence allocated car parking space and visitors car parking. Remote control gates provide access off the seafront as well as the entrance off Cromwell Road.

ROOF:

On the top floor, accessed from the landing is a narrow door leading to original stone spiral staircase rising to top floor, serving hatch providing access to balcony and flag pole (which the current owner takes responsibility for flying the Union Flag).

GROUND RENT:

None payable as a one share of the Freehold is transferable with the transaction.

MAINTENANCE:

£2,031.07 per annum (2018).

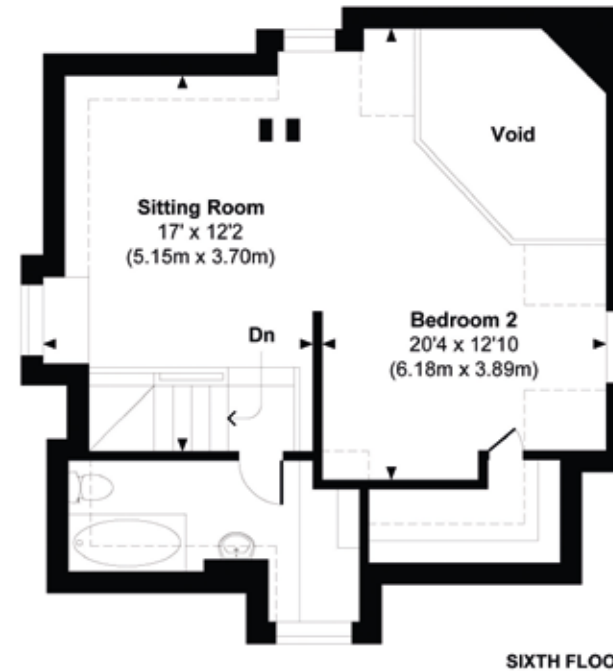
TENURE: Leasehold



EPC Exempt

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Approximate Gross Internal Area
Total = 1201 Sq Ft / 111.61 Sq M
(Includes areas with restricted height less than 1.5m but excludes void)



 Indicates restricted room height less than 1.5m.

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

Fine & Country
Tel: +44 (0)23 93 277277
drayton@fineandcountry.com
141 Havant Road, Drayton, Hampshire PO6 2AA

