

CLARENCE ROAD

SOUTHSEA | HAMPSHIRE | PO5 2LG



£725,000
FREEHOLD

- Outstanding Semi-Detached Town House
- Located Few Hundred Yards From Sea Front
- Over 1,700 sq.ft (160 sq.m) of Accommodation
- Flexible Three/Four Double Bedroom Layout
- Spacious 22ft x 16ft First Floor Living/Dining Room
- Fitted Kitchen/Breakfast Room : Separate Utility
- Full Width Balcony plus Additional Terrace
- Integral Garage : Off Road Parking : Courtyard Garden





In Brief

We have pleasure in marketing for sale this **OUTSTANDING**, semi-detached **TOWN HOUSE** situated just a few hundred yards from Southsea **SEAFRONT** and a short walk to the main shopping precinct at Palmerston Road.

Built in the 1960's to an individual design and featuring a **SPACIOUS** layout of over 1,700 sq.ft (160 sq.m) over three floors, the **VERSATILE** accommodation comprises; reception hall with wood flooring and personal door to garage, cloakroom, 14ft x 8ft fourth bedroom/home office and utility room on the ground floor. The first floor includes a 22ft x 16ft living/dining room together with a fitted kitchen/breakfast room with integrated appliances and small balcony with stairs leading down to the enclosed courtyard garden while the top floor features three **DOUBLE** bedrooms (bedrooms 1 & 2 with access to a full width balcony), family bathroom with separate shower cubicle and an outside walled **TERRACE** of the third bedroom.

Externally, there is off-road parking leading to an integral garage with remote door plus double gates leading to further parking in the **COURTYARD** if required. With gas central heating and double glazing throughout, your earliest viewing is strongly recommended.

£725,000

KEY FACTS

TENURE: Freehold

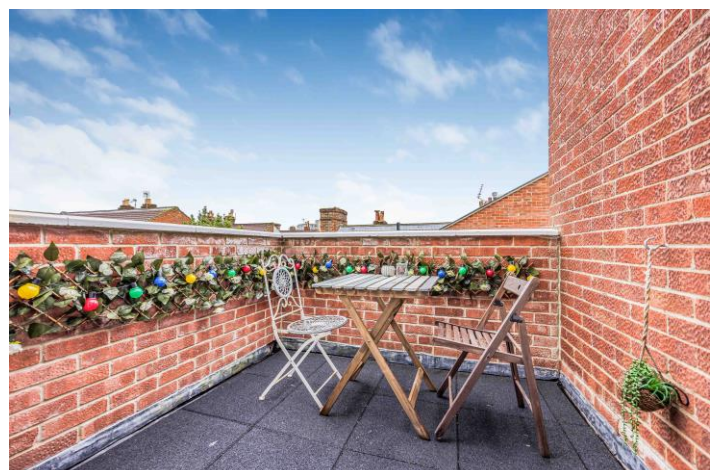
EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



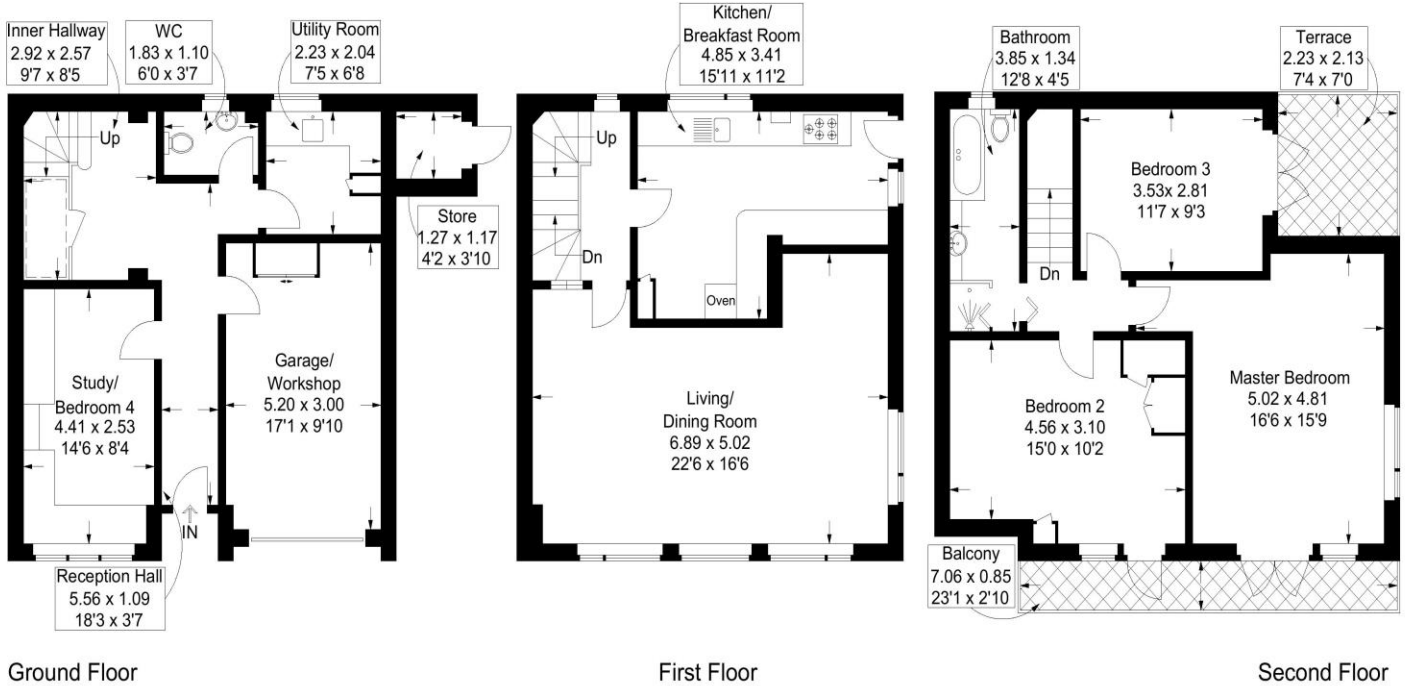
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Clarence Road, Southsea

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 1.3 sq m / 14 sq ft
 Total = 162.1 sq m / 1745 sq ft



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

www.fryandkent.com



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