

# CLARENCE ROAD

SOUTHSEA | HAMPSHIRE | PO5 2LG



£699,950  
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.

£699,950

## KEY FACTS

**TENURE:** Freehold

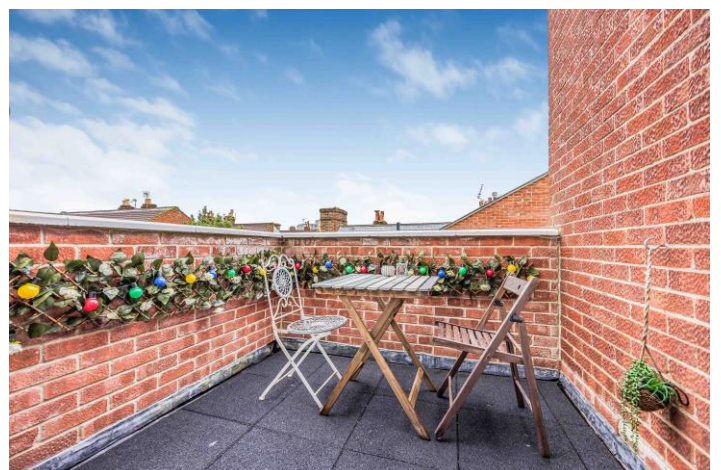
**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'D'



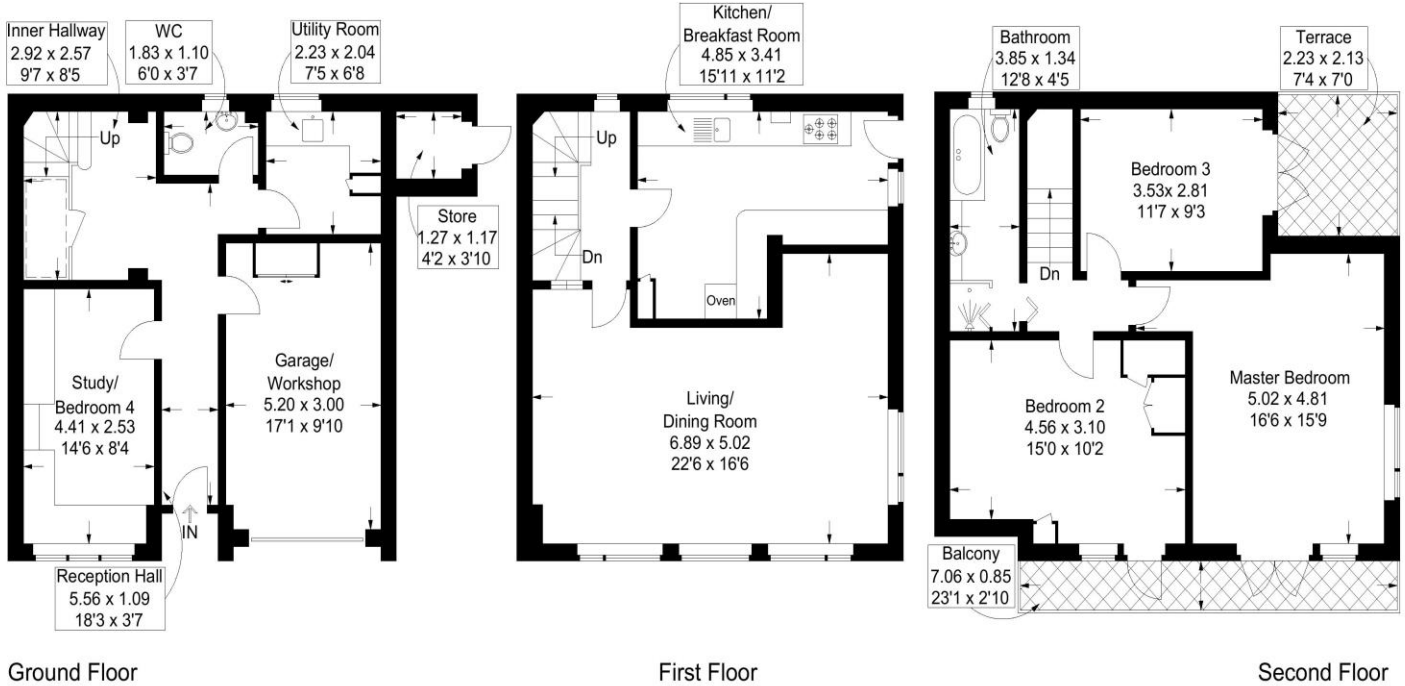
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### Clarence Road, Southsea

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.

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