

HOLLAND HOUSE

46 CLARENCE PARADE | SOUTHSEA | PO5 2FH



£250,000

Leasehold - Share of Freehold

- Beautifully Presented Seafront Apartment
- One Bedroom Top Floor with Open Plan Living
- Private Balcony off the Master Bedroom
- Allocated Parking : Share of Freehold
- Walking Distance to Local Shops
- Gas Central Heating : Double Glazing Throughout
- Spacious Four Piece Bathroom Suite
- Viewing Advised!





In Brief

We are delighted to offer to the market this exceptional one bedroom top floor apartment with undivided sea views, private balcony and a **SHARE OF THE FREEHOLD**.

The property is conveniently located within walking distance of Southsea Seafront, Albert Road and Palmerston Road, where local amenities and restaurants can be found.

The internal accommodation comprises; Sitting/ Dining Room with direct sea views, Kitchen with integrated appliances, a four piece Bathroom, Master Bedroom with built in storage and private balcony.

The property further benefits from Gas Central Heating and Allocated Parking within the development.

Discerning purchasers are strongly recommended to put forward the earliest fo enquiries to avoid disappointment.

£250,000

KEY FACTS

TENURE: Leasehold – Share of Freehold

TERM: 979 years remaining

GROUND RENT: N/A

SERVICE CHARGE: £1,800.00 per annum

EPC RATING: ‘TBC’

COUNCIL TAX BAND: ‘C’



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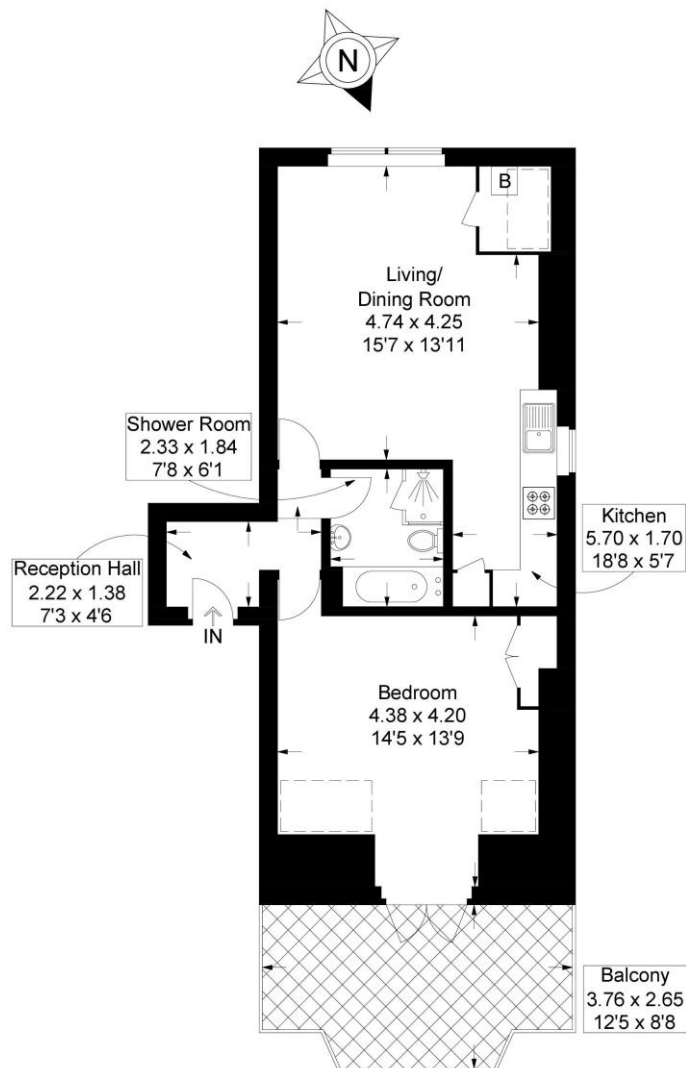
Holland House, Clarence Parade, Southsea

Approximate Gross Internal Area = 53.2 sq m / 573 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.8 sq m / 30 sq ft

Total = 56 sq m / 603 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0

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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