

29 ST MARTIN'S HOUSE

CLARENCE PARADE | SOUTHSEA | PO5 2EZ



£355,000

Leasehold - Share of Freehold

- Two Bedroomed Fourth Floor Apartment
- Outstanding Views of The Common & Solent
- Lift Service plus Security Entry Phone System
- Living Room with Southerly Facing Balcony
- Contemporary Fitted Kitchen with Integrated Appliances
- Double Glazed and Electric (radiator) Heating
- Central Southsea Location close to Shops/Restaurants
- Early Vacant Possession Available



In Brief

We have pleasure in marketing for sale this **OUTSTANDING** apartment with southerly facing balcony in this popular purpose built sea front building overlooking Southsea Common and over The Solent, Harbour approaches and Isle of Wight beyond while the rooms with a rear aspect enjoy views across the city skyline towards Portsdown Hill.

Internally the block has **LIFT SERVICE** to the upper floors and security entry phone system with the flat accommodation comprising; living room with doors opening onto the **BALCONY**, fitted kitchen with contemporary units and **INTEGRATED** appliances, re-fitted bathroom suite plus two well proportioned bedrooms, the master bedroom enjoying a **SEA VIEW**.

With no forward chain your internal viewing is recommended.

£355,000

KEY FACTS

TENURE: Leasehold - Share of Freehold

TERM: 999 years from 1963

GROUND RENT: None

SERVICE CHARGE: £2,997 pa

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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St Martins House, Clarence Parade, Southsea



Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID374861)

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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