

PARK HOUSE

SOUTHSEA | HAMPSHIRE | PO5 3RJ



£399,950

Leasehold - Share of Freehold

- Stunning First Floor Seafront Apartment
- South Westerly Sea Views from Principle Rooms
- Living Room with exposed Brick Wall & Oak Flooring
- Fitted Kitchen complete with Integrated Appliances
- Master Bedroom with En-Suite Dressing Room
- Short Walk to Southsea Seafront and Shops
- Offered with No Forward Chain
- Viewing Advised!



In Brief

We are delighted to offer for sale this well presented two bedroom apartment located within this landmark building occupying a prominent seafront location on Clarence Parade, with a host of leisure facilities and amenities close to hand.

The property is located on the first floor and internally comprises living room with exposed brick wall, oak flooring and full height windows with views over the Solent and Common, open way to fitted kitchen with integrated appliances, inner hallway leading to double bedroom, family bathroom with spa bath and separate shower cubicle and the master bedroom with a dressing room.

Externally the property benefits from an enclosed communal garden with patio and grassed area, use of bike storage and the residents' swimming pool.

The property is being sold with no forward chain and viewings simply are a must to appreciate the location of this stunning property!

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KEY FACTS

Tenure: Leasehold - Share of Freehold
Term: 999 years commencing 20/11/2008
Ground Rent: None
Service Charge: £1,423.00 per annum
EPC Rating: 'C'
Council Tax Band: 'B'



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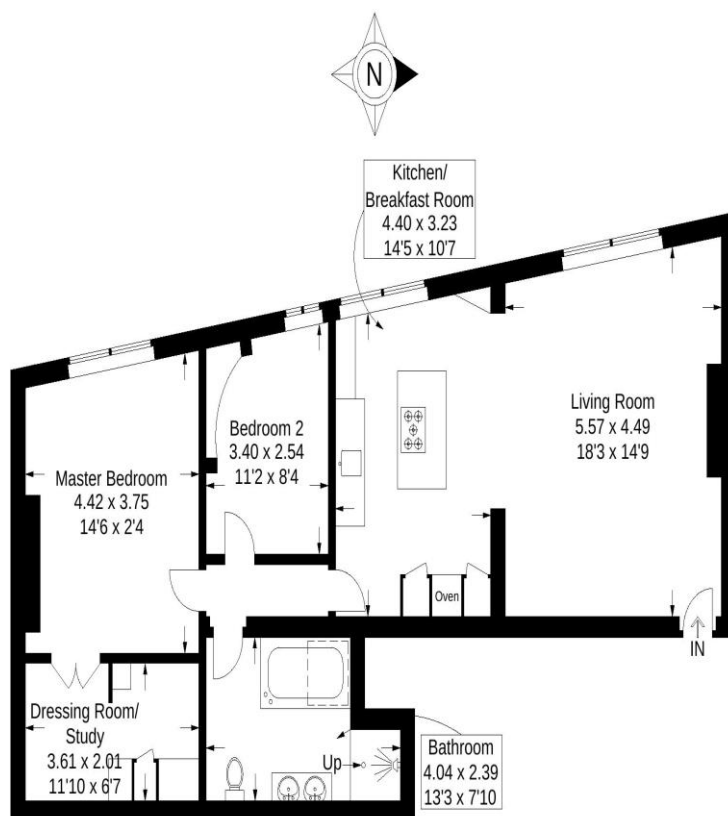
Park House, Clarence Parade, Southsea

Approximate Gross Internal Area = 83.2 sq m / 896 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.7 sq m / 8 sq ft

Total = 83.9 sq m / 904 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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