

FOR SALE

Offers in Excess of £300,000

7 Courtlands, 29c Clarence Parade,
Southsea, PO5 2ET.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Nestled in the iconic Courtlands building on Clarence Parade, this beautifully presented third-floor apartment offers an enviable location in the heart of Southsea's vibrant seafront. Boasting breathtaking views over Southsea Common and the sparkling sea, this property provides the perfect blend of elegance and modern living. Recently modernised throughout, the apartment is light, airy, and spacious, with two generously sized double bedrooms. The tranquil, contemporary bathroom suite complements the stylish design of the home, while the open-plan living room and adjacent modern kitchen offer the perfect space for both relaxation and entertaining. From the living area, enjoy panoramic views stretching across the seafront all the way to the Isle of Wight, adding a "wow" factor to everyday living. The property is ideally located with easy access to the best of Southsea's restaurants, bars, and shops, all virtually on your doorstep. This is an opportunity to enjoy the charm and convenience of seafront living at its finest. We highly recommend booking an internal viewing to fully appreciate the stunning finishes and all this property has to offer. For more information or to schedule a viewing, please contact the Lawson Rose office today.

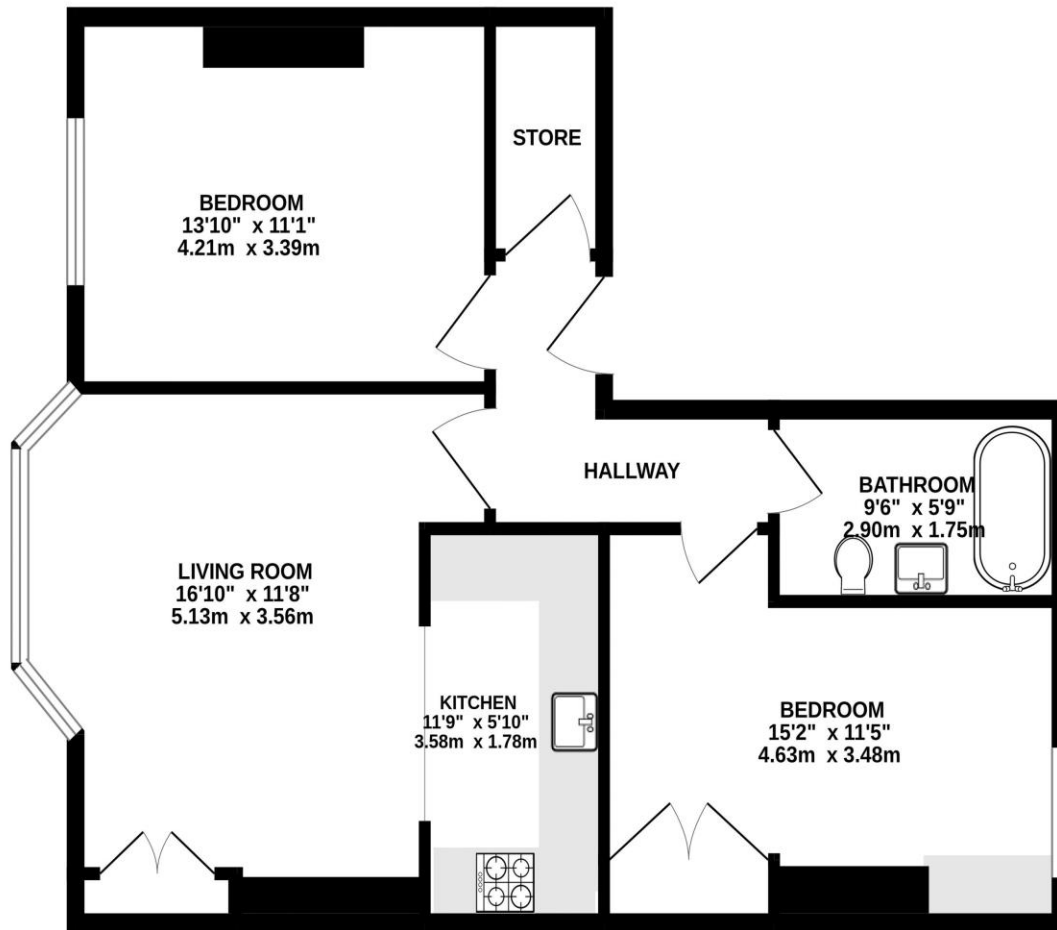
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 28th November 1985
- Term: 125 Years from 25 March 1985 – 85 Years Remaining
- Management Company: DACK
- Service Charge: £299 P/M
- Ground Rent: £56.28 P/A
- Lease Restriction: A copy of the lease is available upon request.





FLAT 7



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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