



FOR SALE

£170,000

Flat 4 Petersham House Clarendon Road,
Southsea, PO5 2JS.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well-presented one bedroom, ground floor apartment in the heart of central Southsea offers an excellent opportunity for both first-time buyers and those seeking a reliable investment purchase, and is further enhanced by being sold with a highly desirable share of the freehold. Ideally positioned within Petersham House on Clarendon Road, the property places you moments from vibrant local amenities, popular coffee shops, transport links and the seafront—making it an attractive option for a wide range of buyers. Upon entering, you are greeted by a spacious and welcoming hallway, offering plenty of built-in storage, ideal for coats, shoes and household essentials. The layout flows through to a practical fitted kitchen and a well-kept shower room. The accommodation continues with a generously sized double bedroom, complete with fitted wardrobes, while the bright and comfortable living room provides ample space for both seating and dining areas, making it a versatile room for everyday living. One of the unique benefits of this apartment is the rear door leading directly onto a shared forecourt, offering a pleasant outdoor space to enjoy. In addition, the property boasts an allocated off-road parking space, a rare and valuable feature in such a central Southsea location. Thoughtfully arranged and well maintained throughout, this apartment is ready for its next owner to move straight in and enjoy. We highly recommend an internal viewing to fully appreciate the space, convenience and potential on offer. For further information or to arrange your appointment, please contact the Lawson Rose sales office today.

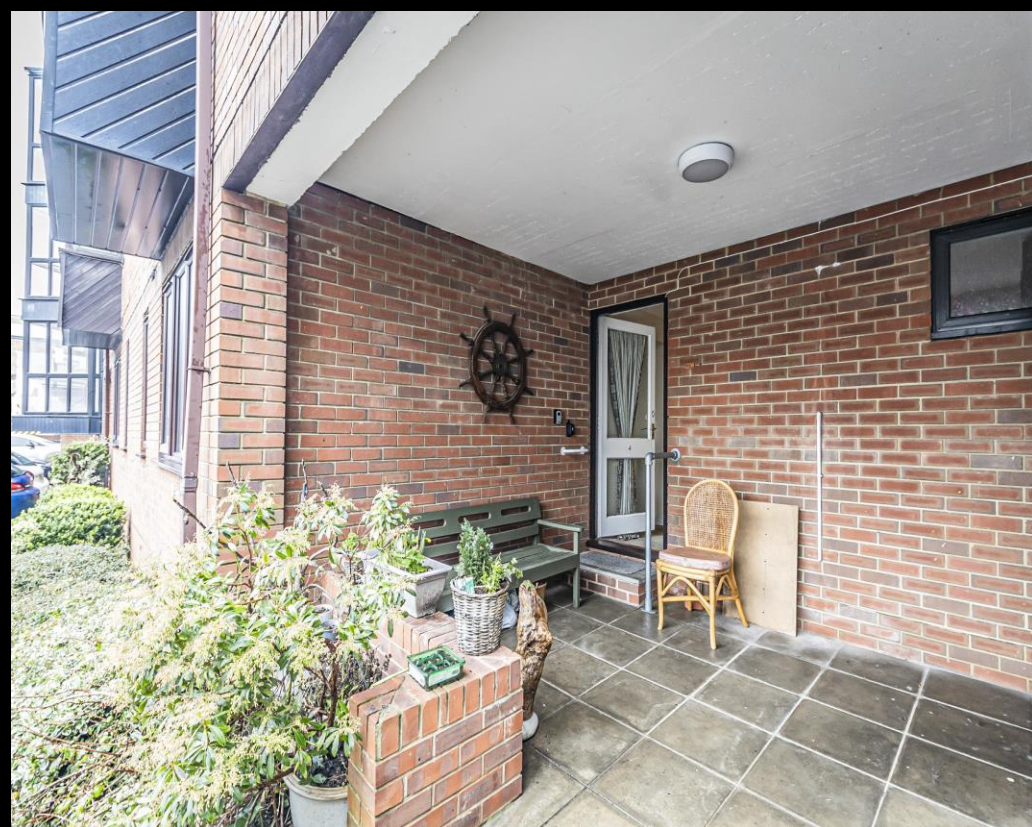
Material Information:

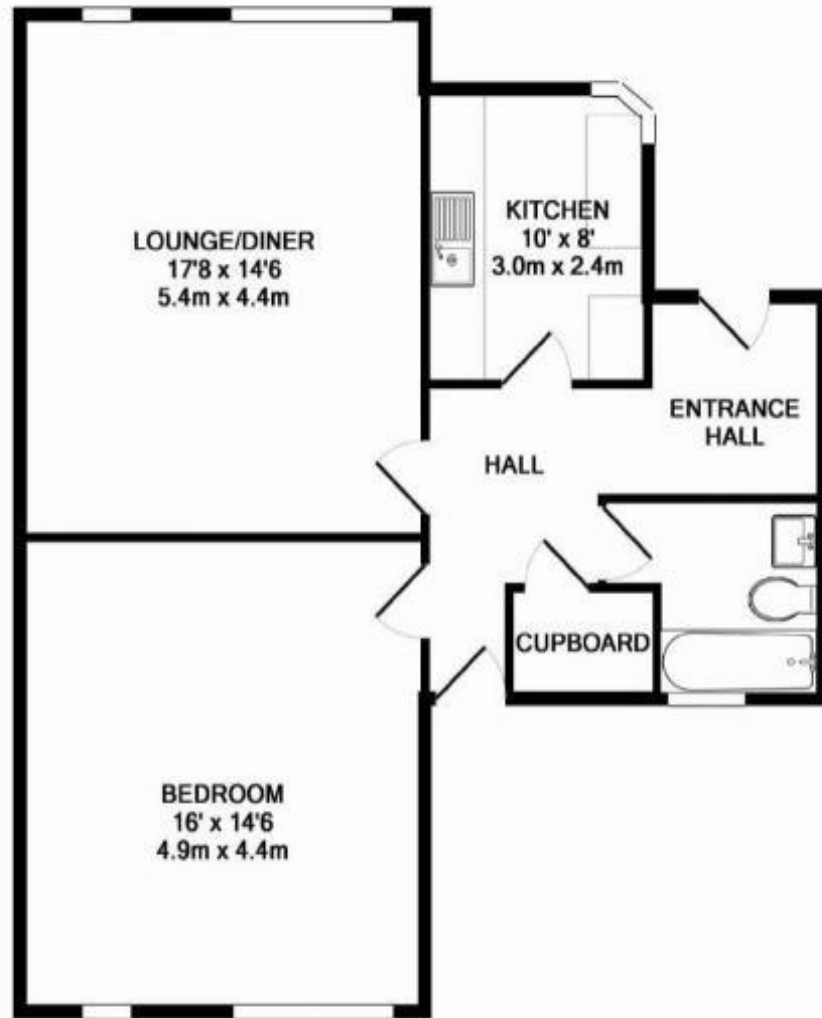
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – High (Stated on the Gov.uk portal)
- Tenure – Share Of The Freehold
- Date of Lease: one hundred and forty seven years from the 25th march 1985
- Term: 107 Years Remaining
- Management Company: DACK
- Service Charge: £1,155.00 P/A



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TOTAL APPROX. FLOOR AREA 68.7 SQ.M. (740 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.