



Flat 6, Linton Court, 35 Clarendon Road  
Southsea

Offers in Region of £210,000





## Flat 6

Linton Court, Southsea

This lovely two-bedroom flat is perfectly located just minutes from Southsea seafront and the vibrant shopping area, with its cafés, bars, and local amenities.

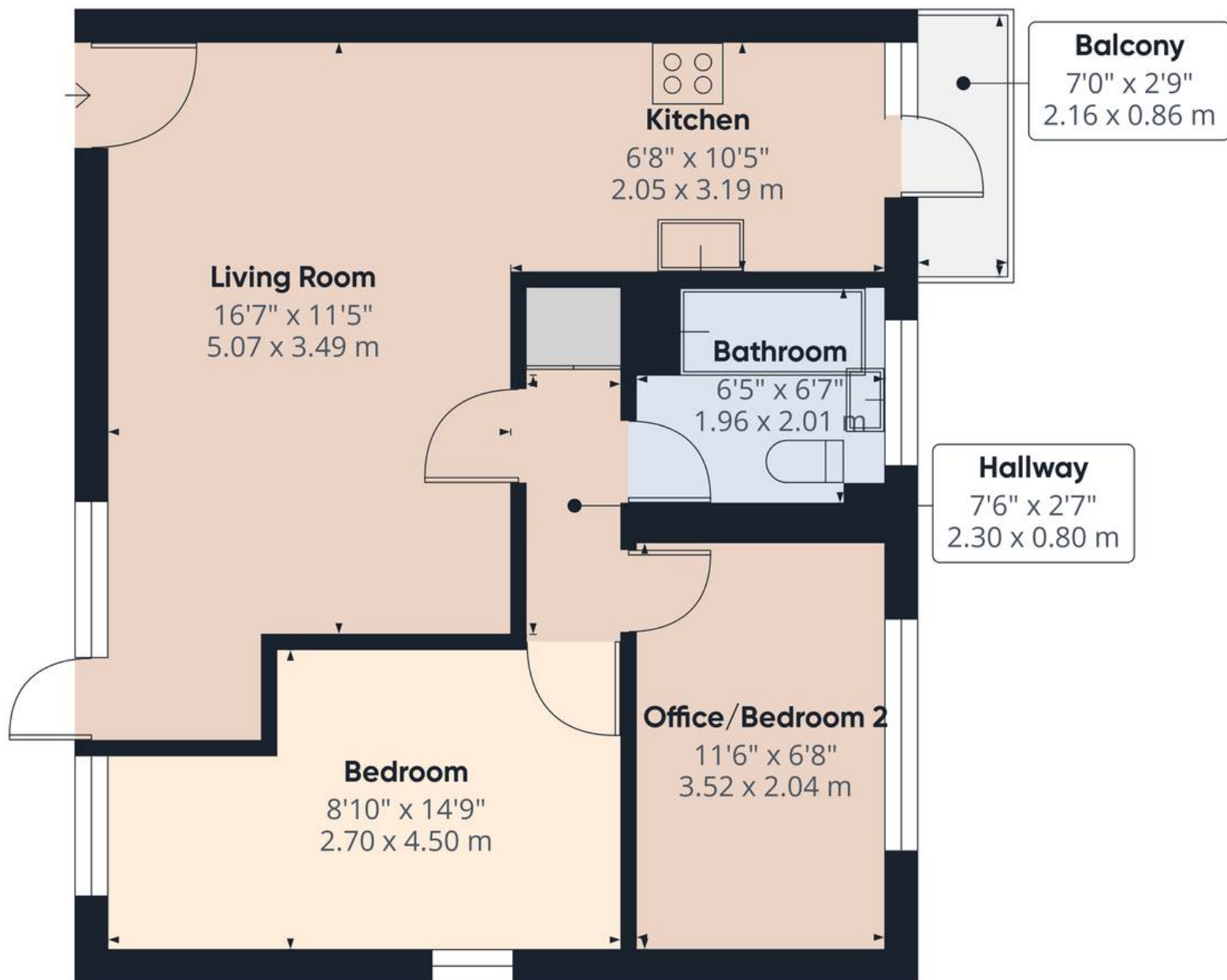
The light and airy **open-plan living space** offers room for both lounging and dining, complemented by a **modern fitted kitchen** with built-in oven, hob, and space for appliances. From here, doors open onto a **private balcony** — ideal for enjoying the fresh sea air.

An **inner hall** leads to a **modern bathroom** with bath and shower over, plus a handy storage cupboard. The **main bedroom** is bright and spacious with dual-aspect windows, while the **second bedroom** offers versatility as a guest room, study, or hobby space.

With its fresh décor, flowing layout, and fantastic location, this flat is perfect for **first-time buyers**, **downsizers**, or **investors** alike.

**Material Information** • Tenure: Leasehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Permit • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





**Approximate total area<sup>(1)</sup>**

541 ft<sup>2</sup>  
50.4 m<sup>2</sup>

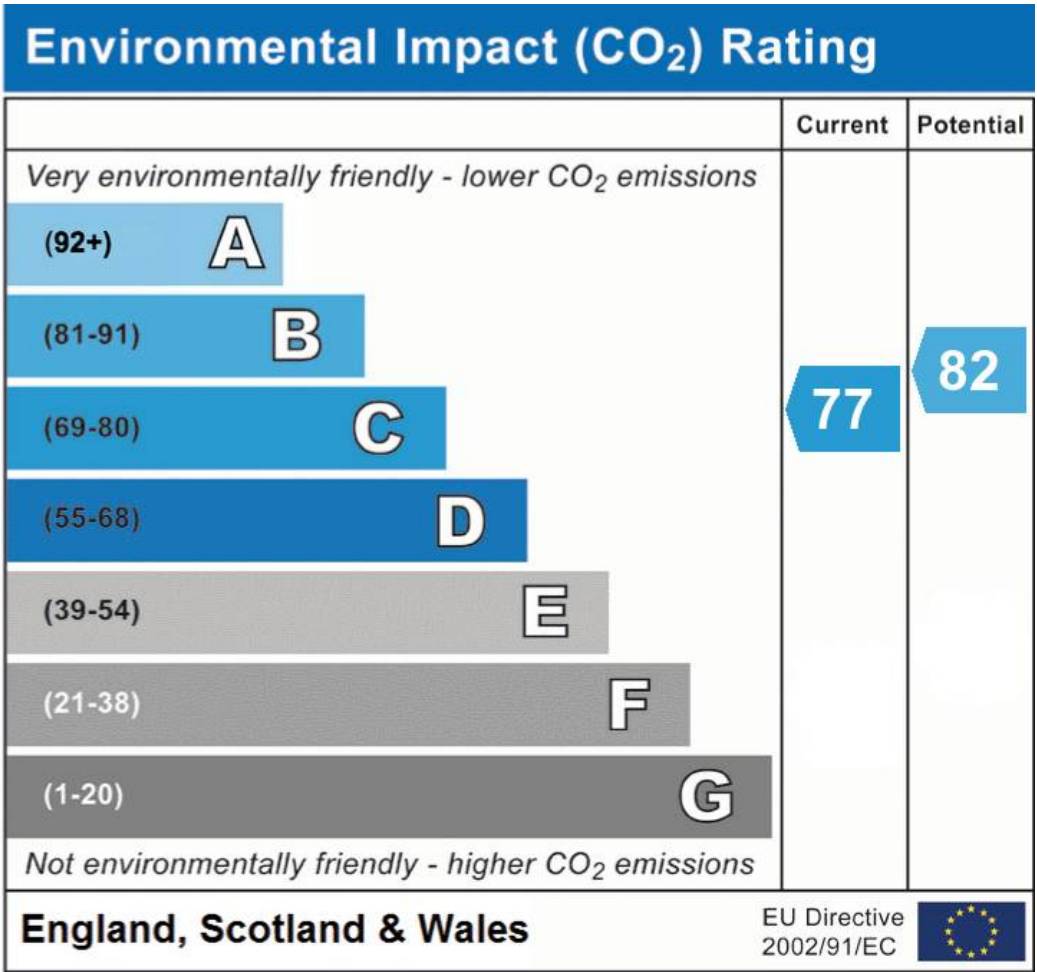
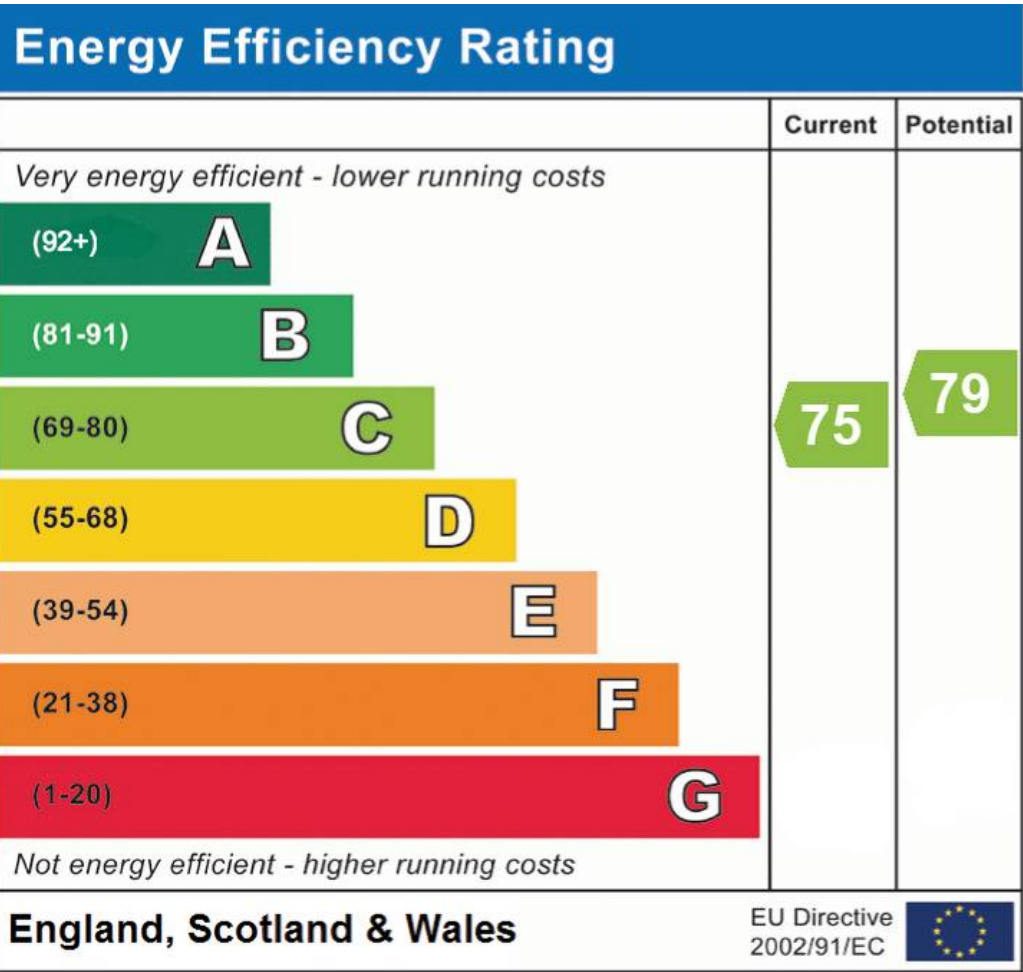
**Balconies and terraces**

19 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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