



Flat 1, 2 Clifton Terrace, Southsea, PO5 3NL

Within a striking and very stylish Grade II Listed period terrace, and just moments from The Seafront and Southsea Town Centre, this well-presented ONE BEDROOM BASEMENT APARTMENT benefits from electric heating, equipped kitchen, secure entry, RESIDENTS' PARKING, and the considerable asset of a 36ft PRIVATE GARDEN. Approached via Osborne Road and Clifton Road (also, by foot, from Clarence Parade), Clifton Terrace is a desirable cul-de-sac address less than 500 yards from Southsea Town Centre (Palmerston Road Shopping Precinct), exceptionally well placed for ready access to a wide range of public amenities, including: Seafront leisure and recreation facilities, local shops and eateries, schools, University campus, main-line stations, and the many attractions of historic Old Portsmouth.



The work of Henry Gauntlett, a contemporary of the renowned Thomas Ellis Owen, Clifton Terrace is a group of just six properties built in the Regency manner around 1856. No. 2, now comprising five apartments, features a stucco facade, with first floor balcony, under a pitched roof with parapet. Flat 1 itself enjoys sole use of the building's rear garden, a generous 36ft in length, and, with the further advantage of NO ONWARD CHAIN, presents an appealing and unusual opportunity. Full particulars are given as follows:

Steps up to part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

LOBBY

Multi-pane inner door to:

COMMON HALLWAY

Stairs to upper and lower floors. Multi-pane rear door to bin store.

FLAT 1

'L'-SHAPED HALL

Two recessed ceiling lights. Night storage radiator. Security intercom telephone. Built-in cupboard housing lagged hot water tank.

BATHROOM & W.C.

9'6 x 4'10 (2.90m x 1.47m)

White suite comprising: panelled bath with mixer tap plus shower attachment, low flush w.c., and semi-inset handbasin with mixer tap plus cupboard under. Extractor. Electric towel rail. Part-tiled walls. Recessed ceiling spotlight.

BEDROOM

11'10 x 10'4 (3.61m x 3.15m)

Window to forecourt well. Night storage radiator. Built-in storage cupboard with light.

KITCHEN

7'10 x 5'2 (2.39m x 1.57m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring ceramic hob. Plumbing for washing machine. Extractor. Recessed ceiling light. Pair of louvre doors from Living Room.

LIVING ROOM

15'8 x 13'10 (4.78m x 4.22m)

Ceiling Height: 6'2 (1.88m) Two recessed ceiling lights. Contemporary electric fire. Night storage radiator. Storage cupboard with circuit breakers.

Pair of multi-pane French doors, with security grille and steps beyond, granting access to private rear garden.

OUTSIDE

REAR: Depth: 36'0 (10.97m) Width: 11'7 (3.53m) average. Generous, private garden laid to crazy-paving with fenced surround and raised bed. Rear pedestrian gate leading to bin store.

A pair of electronically operated wrought-iron vehicular gates allows access to the terrace's courtyard approach which provides RESIDENTS' PARKING.

GENERAL INFORMATION

Tenure: 198 years from 1.1.1987 (162 years remaining).

Service Charge: £881.00 per half year.

Ground Rent: to be confirmed.

Council Tax: Band 'B' - £1,614.24 per annum (2024-25).

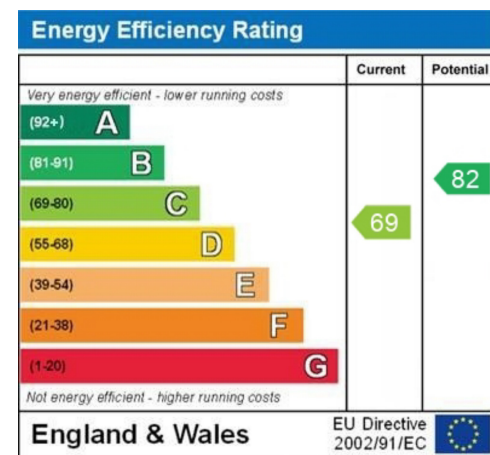
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VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17808/048306)







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