



Flat 3 The Anchorage, 37a Clarendon Road, Southsea, PO5 2ED

FANTASTIC LOCATION right in the heart of SOUTHSEA TOWN CENTRE for this stylish, well-appointed and attractively presented ONE BEDROOM FIRST FLOOR CHARACTER APARTMENT with replacement double-glazing, gas central heating, secure entry and 19ft living room incorporating fitted & equipped kitchen. The apartment is one of just five units (above a dental practice) within a substantial and imposing late-Victorian corner property occupying a prominent position at the junction of Clarendon Road with Lennox Road North - just a few minutes level walk from Palmerston Road Shopping Precinct and a similar distance from The Common. This exceptionally convenient Conservation Area address (No. 2, Owen's Southsea) places a wide range of public amenities within a radius of some one mile only, including: The Seafront, recreation facilities, shops and eateries, main-line stations, various schools, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth.



A 1st-class example of its type, this opportunity will appeal to a variety of buyers. Available with the benefit of Vacant Possession, it is considered ideal for down-sizers or those looking for their first home; alternatively, with a tenant in situ (at £750 p.c.m., with scope for uplift); it will be of interest to investors also. Full details are given as follows and early enquiry is urged:

Balustraded steps up to period, panelled and part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

LOBBY

And through to:

COMMON HALLWAY

Balustraded staircase to upper floors.

FLAT 3

'L'-SHAPED ENTRANCE HALL

Security intercom telephone. Circuit breakers.

BATHROOM & W.C.

8'0 x 4'6 (2.44m x 1.37m)

Contemporary white suite comprising: low flush w.c., pedestal handbasin with mixer tap, and panelled bath having independent shower mixer. Extractor. Double panel radiator. Tiled walls and

floor.

BEDROOM

13'5 x 8'11 (4.09m x 2.72m)

UPVC replacement double-glazed window to side elevation. Double panel radiator.

LIVING ROOM/KITCHEN

19'9 x 9'6 (6.02m x 2.90m)

Widening to: 14'9 (4.50m) Pair of UPVC replacement double-glazed windows to front elevation. Two double panel radiators.

Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric double oven, 4-ring ceramic hob with extractor canopy, 'fridge/freezer, washing machine. 'Glow-Worm' gas fired central heating and hot water boiler.

OUTSIDE

CYCLE SHED

BIN STORE

PARKING: a residents' permit scheme operates in the area.

GENERAL INFORMATION

Tenure: 999 years leasehold from 25th December 2006.

Service Charge: £1,130.68 p.a.

Ground Rent: a peppercorn.

Council Tax; Band 'A' - £1,383.64 p.a. (2024-25).

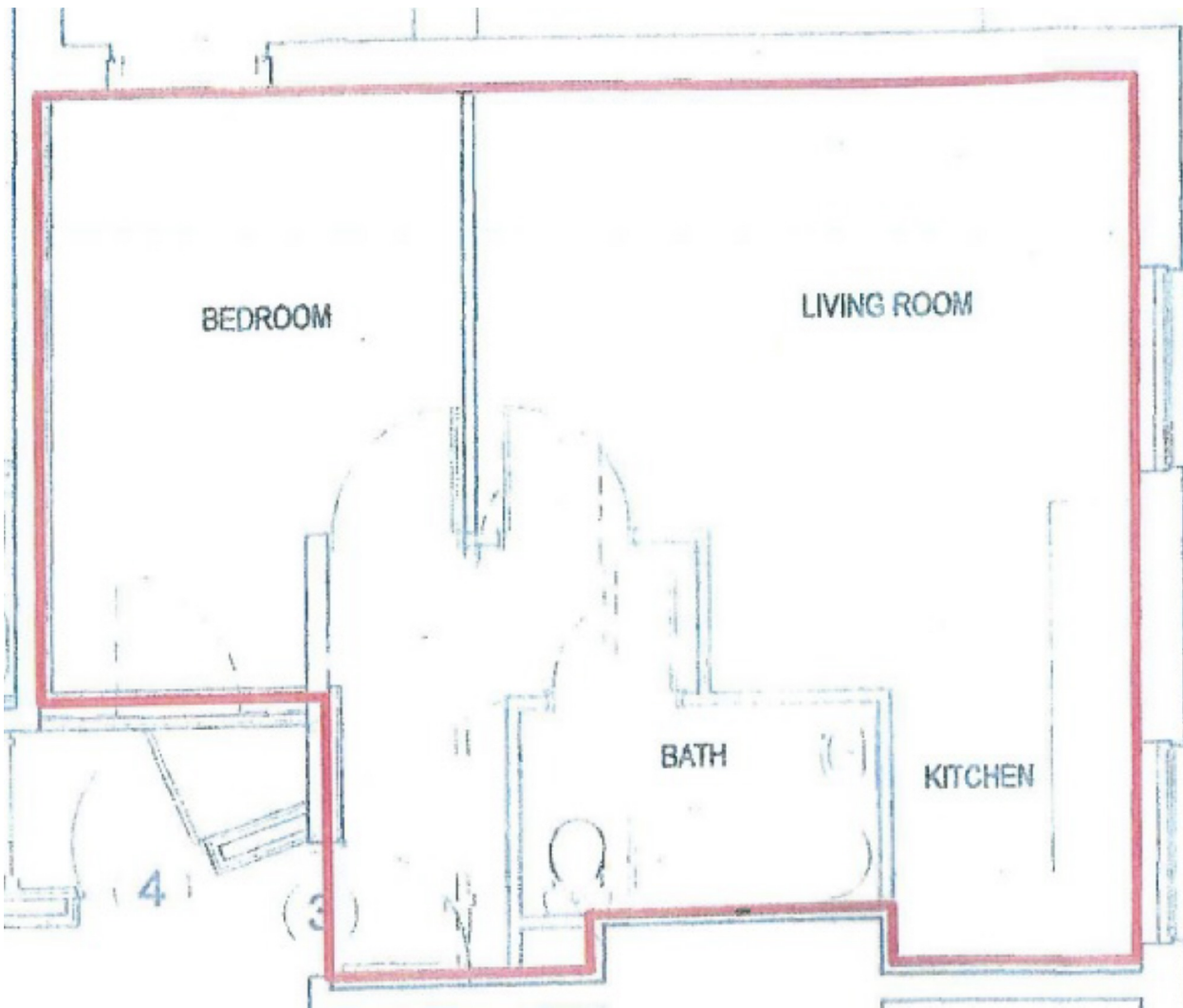
EPC 'C'


VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO,
(17875/051334)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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