



Nesbits

Established 1921

Flat 2 Queens Keep, Clarence Parade, Southsea, PO5 3NX

Price £215,000

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Enjoying an exceptionally convenient location in the very heart of SOUTHSEA TOWN CENTRE, and having DELIGHTFUL OUTLOOK towards The Ladies Mile, Southsea Common and Isle of Wight beyond, this spacious purpose-built ONE BEDROOM GROUND FLOOR SEAFRONT APARTMENT also benefits from secure entry, equipped kitchen, replacement double-glazing, gas central heating, and 18ft living room. Built in 1953, "Queens Keep" is a stylish six-storey residential development occupying a prominent corner position at the junction of Clarence Parade with Palmerston Road, a level walk of just a few minutes only from Southsea Shopping Precinct and within comfortable reach of a wide range of public amenities, including historic Old Portsmouth some three-quarters of a mile to the west.



With unusually generous accommodation, and with the further asset of NO ONWARD CHAIN, Flat 2 itself is seen as well-suited to a variety of incoming owners from first time buyers to those looking to down-size. Full details are given as follows and early enquiry is recommended:

Access from Clarence Parade via recessed MAIN ENTRANCE having glazed outer door, with SECURITY ENTRY SYSTEM, to:

LOBBY

Inner door to:

COMMON HALWAY

Lift and stairs to upper floors. Rear entrance door.

FLAT 2

ENTRANCE HALL

Polished wood-laminate flooring. Security intercom telephone. Single panel radiator.

SHOWER & W.C.

Contemporary white suite comprising: rectangular handbasin with mixer tap plus cupboard under, low flush w.c. with concealed cistern, corner shower cubicle. Tiled walls. Vertical radiator/

towel rail. Replacement obscure double-glazed window to rear elevation. Tiled floor.

KITCHEN

10'0 x 7'5 (3.05m x 2.26m)

Fitted and equipped with: a comprehensive range of base and wall cupboards, granite work surfaces and surround, single drainer enamel inset sink with mixer tap, electric oven, microwave, 4-ring ceramic hob, dishwasher, washing machine, and 'fridge/freezer. Cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Polished wood-laminate flooring. Replacement double-glazed window to rear elevation.

BEDROOM

14'1 x 10'11 (4.29m x 3.33m)

Polished wood-laminate flooring. Pair of replacement double-glazed windows to front elevation granting outlook across The Ladies Mile and Southsea Common with The Isle of Wight beyond. Range of contemporary fitted furniture comprising: wardrobes, drawers, and overhead storage. Double panel radiator.

LIVING/DINING ROOM

18'7 x 13'11 (5.66m x 4.24m)

Virtually full-width, deep splay bay window to front elevation having replacement double-glazing and granting outlook similar to Bedroom. Polished wood-laminate flooring. Feature fire surround with living-gas coal-effect fire, the chimney breast flanked by built-in storage cupboards and shelves. Double panel radiator. Multi-pane glazed door from Hall.

GENERAL INFORMATION

Tenure: 999 years leasehold from 28.5.1985 (959 years remaining). The building freehold is owned by a residents' management company.

Service Charge: £1401.74 per annum.

Ground Rent: nil

Council Tax: Band 'C' - £1,938.59 per annum (2025-26).

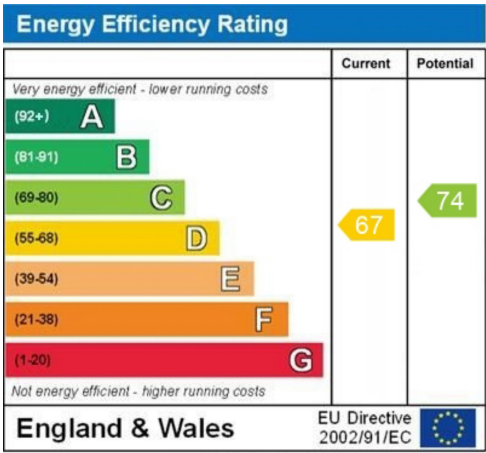
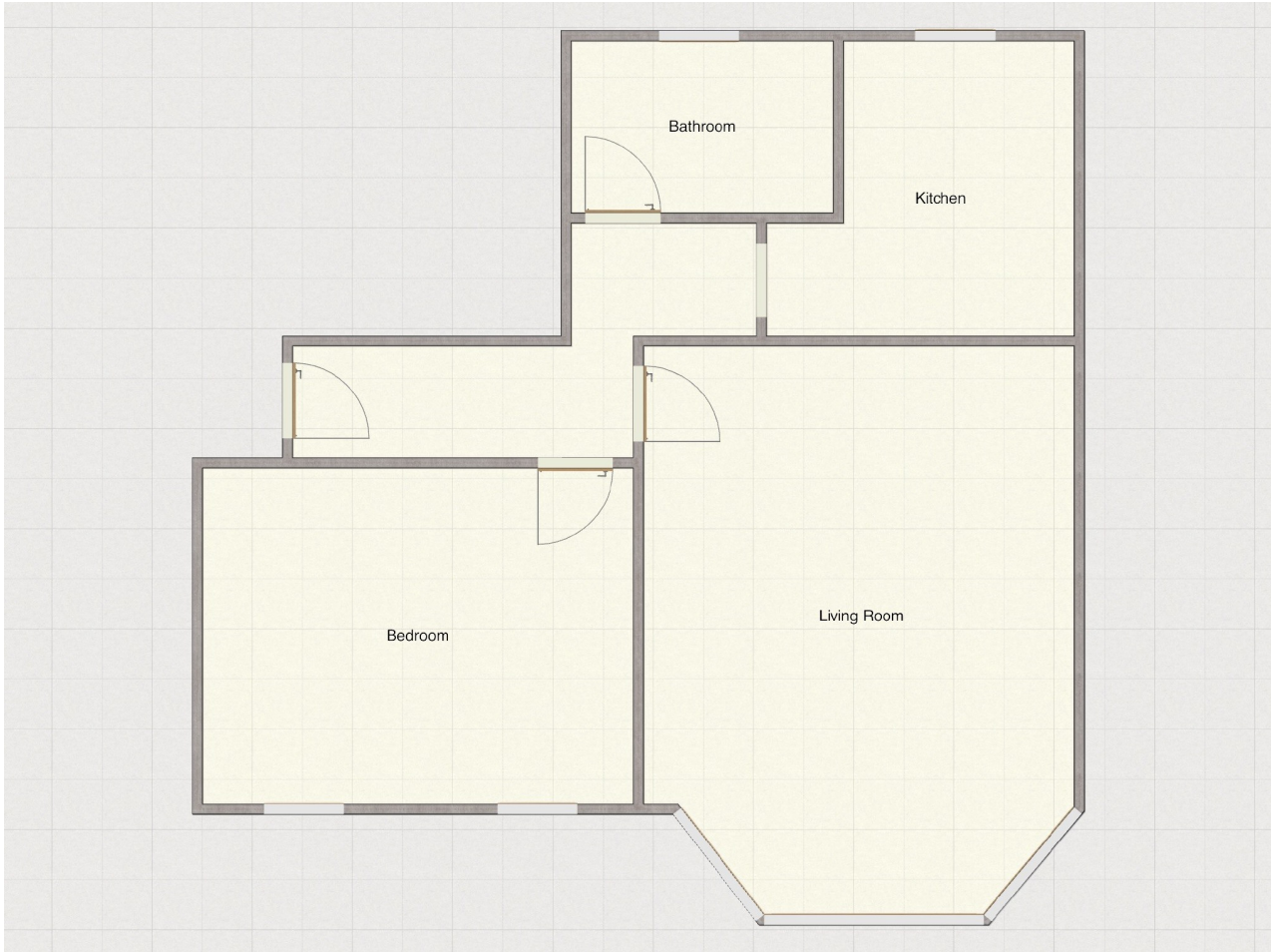
EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17800/050328)







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