



Nesbits

Established 1921

47c Clarendon Road, Southsea, PO5 2JT

Price £225,000

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Exceptionally convenient location in the HEART OF SOUTHSEA TOWN CENTRE for this spacious TWO DOUBLE BEDROOM FIRST FLOOR CHARACTER APARTMENT with secure entry, gas fired central heating, partial double-glazing, equipped kitchen, and useful study. Part of an historic Conservation Area (Owen's Southsea), Clarendon Road runs from Palmerston Road to South Parade, No. 47 being on the north side diagonally opposite the junction with Lennox Road South, a level walk of just a few hundred yards from Southsea Town Centre (Palmerston Road Shopping Precinct) and a similar distance from The Seafront. This position places a wide range of public amenities within comfortable reach.



One of just four apartments within a substantial late-Victorian residence, 47c is available now to the open market with the further benefit of NO ONWARD CHAIN and is considered well-suited to either owner-occupation or investment (with a projected return of around £1,200 p.c.m.). Full particulars are given as follows:

Steps up to RECESSED PORCH having pair of main front doors, with SECURITY ENTRY SYSTEM, through to:

COMMON LOBBY

Period staircase to upper floors.

47C

ENTRANCE HALL

Artex ceiling. Useful deep storage cupboard; additional built-in storage cupboard. Security intercom telephone.

BATH/SHOWER & W.C.

14'3 x 5'10 (4.34m x 1.78m)

White suite comprising: panelled bath with mixer tap and shower attachment, shower cubicle, pedestal handbasin, and low flush w.c. Double panel radiator. UPVC replacement double-glazed window to rear elevation. Coved ceiling.

KITCHEN

9'4 x 7'4 (2.84m x 2.24m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Space for upright 'fridge/freezer, plumbing for washing machine. 'Vaillant' gas fired central heating and hot water boiler. Tall, period sash window to rear elevation. Coved ceiling with 6 recessed spotlights.

STUDY

7'9 x 6'4 (2.36m x 1.93m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Double panel radiator. Well-suited to a variety of uses, including utility/laundry room.

BEDROOM ONE

12'10 x 10'7 (3.91m x 3.23m)

Coved ceiling. Tall, period sash window to rear elevation. Double panel radiator.

BEDROOM TWO

17'6 x 7'6 (5.33m x 2.29m)

Coved ceiling with rose. Period sash window to front elevation. Double

panel radiator.

LIVING ROOM

16'8 x 12'8 (5.08m x 3.86m)

Coved ceiling with rose. Splay bay window to front elevation having UPVC replacement sash-style double-glazing. Two double panel radiators.

GENERAL INFORMATION

Tenure: 125 years Leasehold from 1st January 1985 (85 years remaining).

Service Charge: £3,822.33 pa.

Ground Rent: £100 pa.

EPC 'D'

COUNCIL TAX

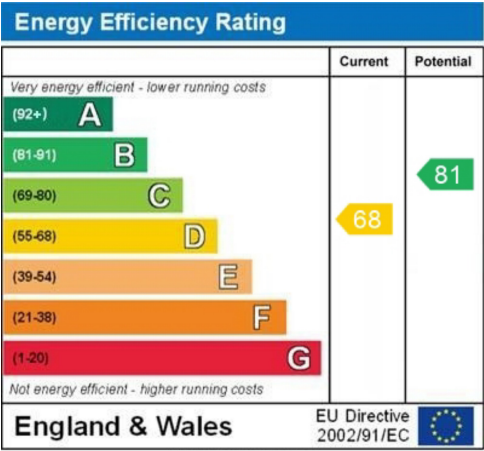
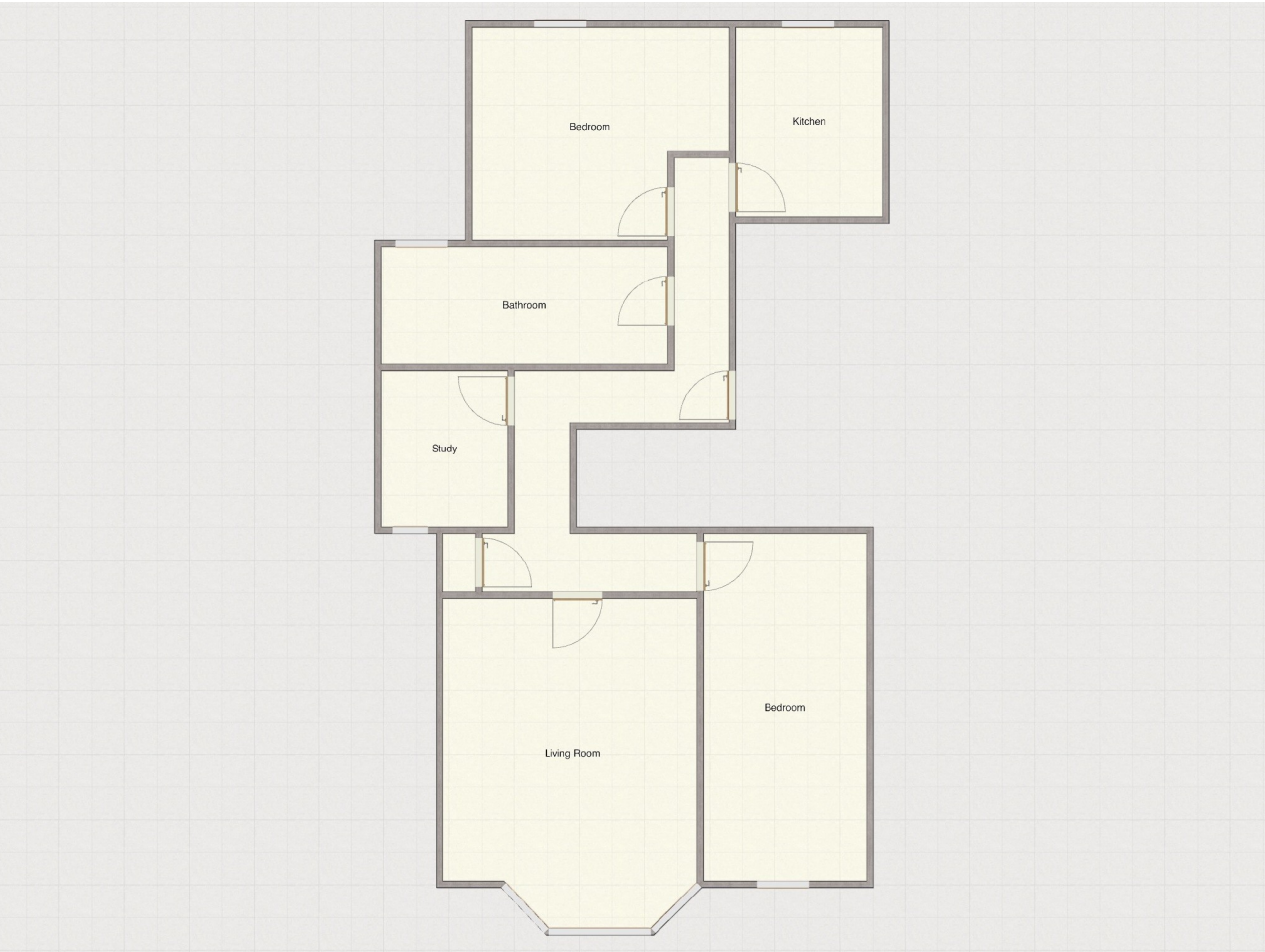
Band 'A' - £1,453.95 p.a. (2025-26).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17842/048324)







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