



**Nesbits**

Established 1921

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

**Price £175,000**



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

FANTASTIC LOCATION right in the very heart of SOUTHSEA TOWN CENTRE for this stylish, spacious and well-appointed ONE BEDROOM FIRST FLOOR CHARACTER APARTMENT with attractive and bright outlook, replacement double-glazing, gas central heating, secure entry, and 19ft living room incorporating fitted and equipped kitchen. The apartment is one of just five residential 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 - a level walk of just a few minutes from Palmerston Road Shopping Precinct, and a similar distance from Southsea Common and Seafront. This exceptionally convenient Conservation Area address places a wide range of public amenities within a radius of some one mile only, including: recreation facilities, shops and eateries, main-line stations, various schools, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth.



Available now to the open market with the further asset of NO ONWARD CHAIN, this opportunity is considered by us to be a 1st-class example of its type, well-suited to first time buyers, those downsizing, and to investors (having a projected rental return of around £900 p.c.m.). Full particulars are given as follows and early enquiry is invited:

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: £1,215.00 p.a.

Ground Rent: a peppercorn.

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

### **EPC**

Energy Rating 'C' (Floor Area 38 sq m approx).

### **VIEWING**

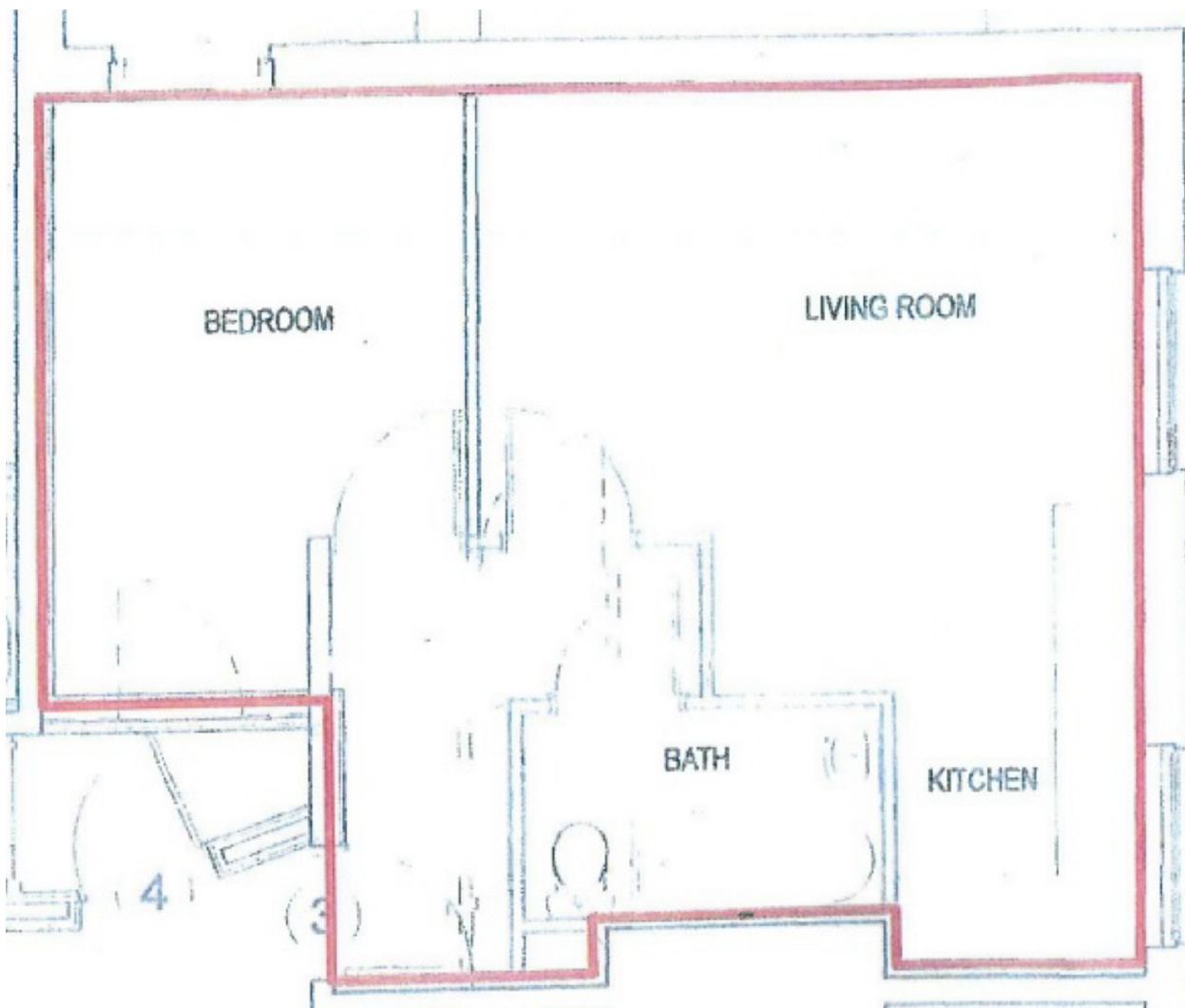
By appointment with SOLE AGENTS, D. M. NESBIT & CO, (18044/051334)












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

WWW.EPC4U.COM

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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

