



Nesbits

Established 1921

Flat 102 Parkside House, Malvern Road, Southsea, PO5 2LD

Price £159,950

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Representing excellent value for money, and enjoying an exceptionally convenient location in the very heart of Southsea Town Centre, this purpose-built TWO DOUBLE BEDROOM GROUND FLOOR FLAT benefits from secure allocated parking, gas central heating, double-glazing, 25ft dual-aspect living room, and direct access to a 2,400 sq ft communal terrace. Together with Medford House and high-rise Tower House, Parkside House forms a mid-1960s' apartment complex occupying a prominent position at the junction of Clarendon Road with Malvern Road - some 500 yards only from Palmerston Road Shopping Precinct and a similar distance from Southsea Common and Seafront.



Available now to the open market with the further asset of NO ONWARD CHAIN (Probate granted), Flat 102 is quietly situated at the rear of the building, its rooms having a bright east/south aspect. Direct access to the extensive communal Terrace is a rare and noteworthy feature. Considered ideal, in particular, for those down-sizing, full details of this opportunity are given as follows and early enquiry is urged:

Approached from Clarendon Road via the main building, Tower House, with canopied steps up to:

RECESSED PORCH

Pair of automatic sliding doors, with SECURITY ENTRY SYSTEM, to:

LARGE COMMUNAL LOBBY

Parkside House has direct access from here, or can be approached via one of two passenger lifts leading to a first floor enclosed walkway.

FLAT 102

ENTRANCE HALL

13'6 x 5'6 (4.11m x 1.68m)

Security entryphone. Built-in storage cupboard with electricity meter. Built-in linen cupboard with slatted shelves and circuit breakers. Double built-in cloaks and storage cupboard. Double panel radiator.

SHOWER ROOM & W.C.

(Formerly with bath). Contemporary white suite comprising: low flush w.c., pedestal handbasin, and tiled shower cubicle. Electric panel heater. Tiled walls. UPVC replacement obscure double-glazed window. Artex ceiling.

BEDROOM ONE

13'7 x 10'6 (4.14m x 3.20m)

Textured Artex ceiling. UPVC replacement double-glazed window overlooking Terrace. Recess for bed, having flanking fitted wardrobes plus overhead storage. Double panel radiator.

BEDROOM TWO

13'7 x 9'1 (4.14m x 2.77m)

Textured Artex ceiling. UPVC replacement double-glazed window overlooking Terrace. Double panel radiator.

LIVING/DINING ROOM

25'7 x 15'0 to 8'1 (7.80m x 4.57m to 2.46m)

A bright, 'L'-shaped, dual-aspect room having UPVC replacement double-glazed window to the south side and a pair of similar, sliding patio doors to the east granting access to the Terrace. Two double panel radiators. Folding door to:

KITCHEN

9'9 x 6'4 (2.97m x 1.93m)

Range of fitted base and wall cupboards, work surfaces, 1½ bowl stainless steel inset

sink with mixer tap. Plumbing for washing machine. Gas cooker point. 'Worcester' gas fired central heating and hot water boiler. Pinewood-panelled ceiling. UPVC replacement double-glazed window to the south side.

OUTSIDE

Approached directly from the Living/Dining Room of Flat 102 is the EXTENSIVE COMMUNAL TERRACE, some 2,400 sq ft overall, having seating.

UNDERGROUND CAR PARK

Having lift access via Tower House, and with vehicular access from Malvern Road via an automatic garage door.

ALLOCATED PARKING SPACE for Flat 102.

GENERAL INFORMATION

Tenure: 125 years Leasehold from 3rd July 2000 (98 years remaining), the building Freehold being held by a residents' management company.

Service Charge: £1,031.96 per half year.

COUNCIL TAX

Band 'B' - £1,696.27 per annum (2025/26).

EPC

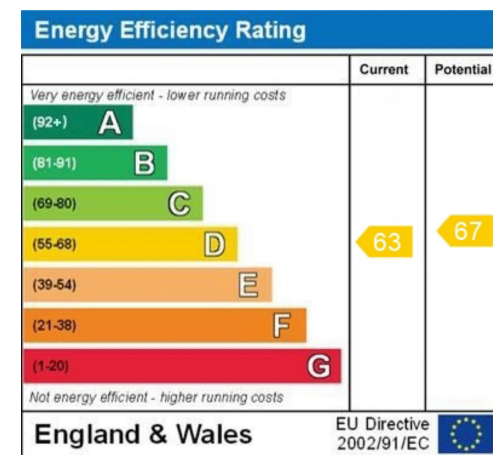
Energy Rating 'D' (Floor Area 70 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18043/055408)







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