



FINEST

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'The Clarence' Clarence Road | Southsea





FOR SALE



Key features

- DETACHED RESIDENCE
- STUNNING FINISH THROUGHOUT
- SOCIABLE GARDEN
- CLOSE TO SEAFRONT
- FOUR STOREY ACCOMODATION
- COMMERCIAL AND RESIDENTIAL OPTIONS
- HIGH END CINEMA ROOM
- 6 EN-SUITE BEDROOMS
- OFF ROAD PARKING
- GAMES ROOM

** EXCEPTIONAL
DETACHED SOUTHSEA
RESIDENCE OFFERING
RESIDENTIAL &
COMMERCIAL
OPPORTUNITY **

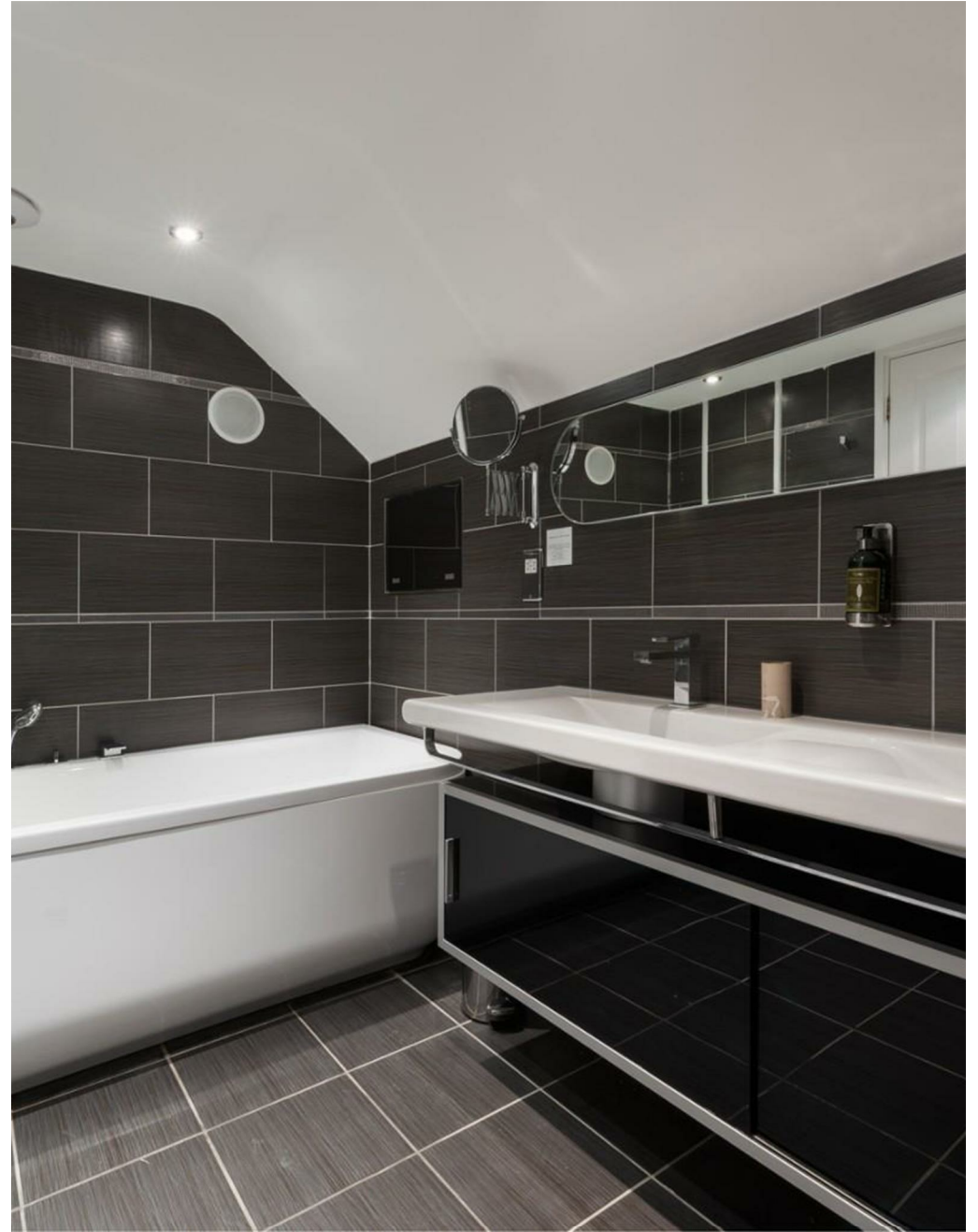
We are delighted to bring to market 'The Clarence' - an important detached residence in the heart of central Southsea.

The property currently comes with C1 licencing allowing use as a Hotel and currently operates as this with 6 boutique style bedrooms all being serviced with superb quality en-suite facilities. This allows the property to be occupied as a whole unit or individual holiday lets / air bnbs as you wish. The current owner

also has the option to transfer back to a residential dwelling opening up the opportunity for this to be purchased by an owner occupier.

No expense has been spared on the finish of this property with superb fittings and décor throughout. A high end











Cinema Room is complimented with 'mood lighting' with further Lounge, Dining Room, Kitchen Breakfast Room and a wonderful Games Room to keep everyone entertained.

A low maintenance rear garden offers an outside space to be enjoyed complete with sheltered hot tub. Off road parking only adds to the appeal. The location is hugely convenient with great access to Southsea seafront and central Southsea if you wish to venture out for some sea air or to enjoy the local cafes, bars and restaurants.

BEDROOM 5 WITH EN-SUITE

BEDROOM 6 WITH EN-SUITE

SECOND FLOOR

BEDROOM 3 WITH EN-SUITE

BEDROOM 4 WITH EN-SUITE

BASEMENT LEVEL

CINEMA ROOM

STORE ROOM

UTILITY ROOM

WC

GROUND FLOOR

LOUNGE

DINING ROOM

KITCHEN

GAMES ROOM

FIRST FLOOR


BEDROOM 1 WITH EN-SUITE

BEDROOM 2 WITH EN-SUITE





Energy Efficiency Rating

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

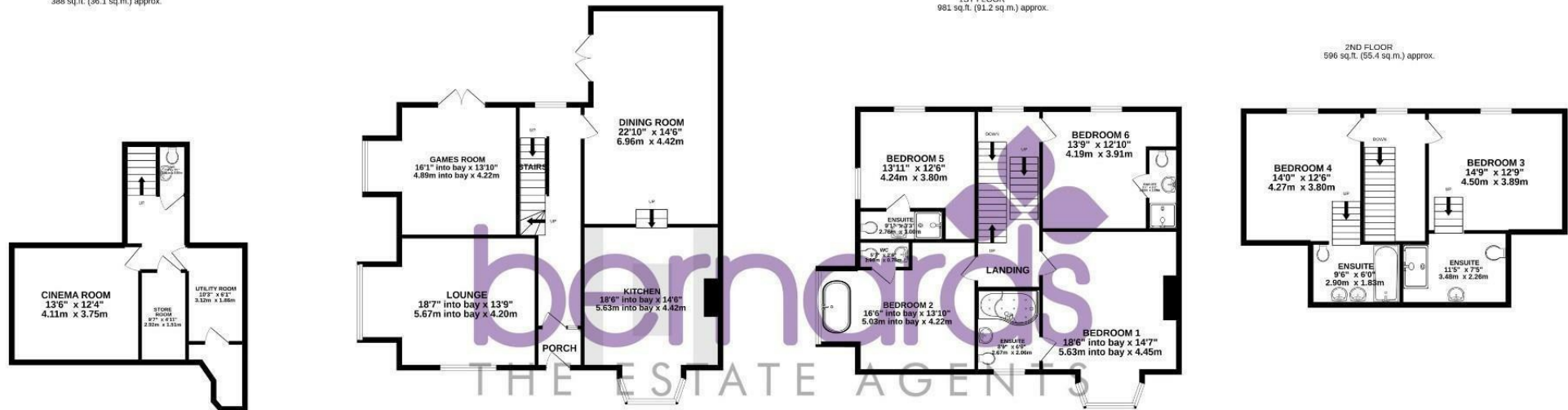
FLOORPLAN

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

BASEMENT
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR
981 sq.ft. (91.2 sq.m.) approx.

2ND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 3108 sq.ft. (288.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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