



**903 Tower House Clarendon Road
Southsea, PO5 2LA**

Asking Price £300,000

co**groves**

Sales, Rentals and Block Management

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We are pleased to bring to the market this 3 bedroom 9th floor apartment with lift, offering delightful sea views over The Solent towards Isle of Wight and over the city towards Portsdown Hill. The property is being sold with a share of the freehold, secure underground allocated parking space and good size communal terrace/courtyard. The accommodation comprises 3 bedrooms, great size double aspect lounge/dining room, fitted kitchen, bathroom and separate cloakroom. The property is fitted with double glazing, gas central heating and is in clean and tidy order, Located in the heart of Central Southsea just a short walk to seafront, Palmerston Road Shopping Precinct, Waitrose, Albert Road, bars, restaurants, coffee shops and bus routes.

Communal Entrance

Security intercom system leading to communal entrance, stairs and lift to 9th floor.

Flat front door to:

Entrance Hall

Security entry phone.

Lounge

24'5 x 13'1 (7.44m x 3.99m)

Double aspect room with double glazed windows to side and rear offering delightful sea views over The Solent. Two radiators, storage cupboard.

Kitchen

14'8 x 6'2 (4.47m x 1.88m)

Double glazed window to side with delightful views. Single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, plumbing for washing machine, wall mounted Vaillant gas boiler, larder cupboard.

Bedroom 1

16'7 x 11'4 (5.05m x 3.45m)

Double aspect room with delightful sea views and views over roof tops towards Portsdown Hill. Two radiators.

Bedroom 2

10'7 x 8' (3.23m x 2.44m)

Double glazed window to front with views towards Portsdown Hill. Radiator.

Bedroom 3/Study

15'2 x 7'5 (4.62m x 2.26m)

Double glazed window to side with delightful sea views, radiator.

Cloakroom

5'5 x 6'7 (1.65m x 2.01m)

WC, wash hand basin with cupboards below.

Bathroom

5'3 x 7'8 (1.60m x 2.34m)

White suite comprising bath with spa jets, shower over, WC, wash hand basin with cupboards below, tiled walls.

Communal Terrace

Large communal terrace area located on the first floor

Allocated Parking

Secure and allocated underground parking space.

Additional Information

Tenure: Share of freehold

Length of Lease - 125 years from 03/07/2000 - (101 years remaining approximately)

Service Charge - £2500pa - Includes buildings insurance, water and sewage.

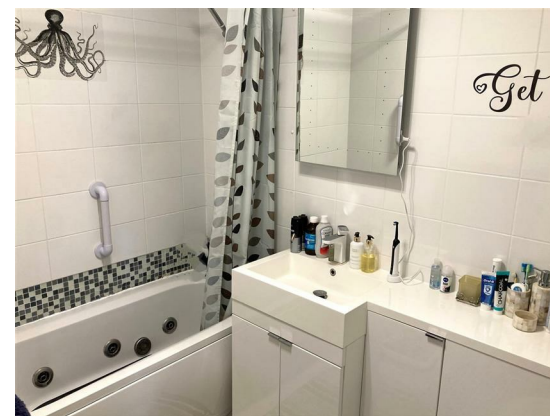
Ground Rent - N/A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are

approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



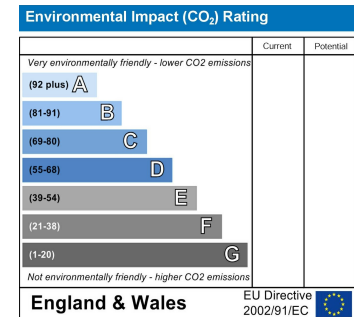
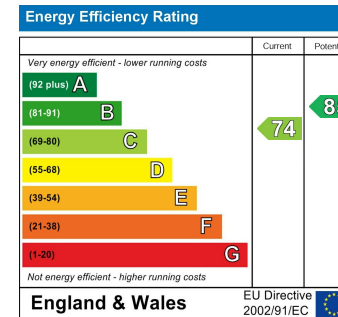


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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