



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

**Asking Price £300,000**

**co<sup>o</sup>groves**

Sales, Rentals and Block Management

## 803 Tower House Clarendon Road, Southsea, PO5 2LA

PRIVATE RESIDENTIAL BLOCK WITH MAINLY OWNER OCCUPIERS. We are pleased to bring to the market this 2/3 bedroom 8th floor apartment with lift to all floors, share of freehold and secure allocated underground parking. Delightful sea views over The Solent towards Isle of Wight. The property has undergone extensive modernisation by the current owner over the last 2 years including electrics, boiler, double glazing, floor coverings, plastering, redecoration, kitchen and bathroom fittings. The accommodation comprises 2/3 bedrooms, 1/2 reception rooms, utility room, modern contemporary bathroom, en-suite shower room and walk in wardrobe to master bedroom. Stunning open plan and double aspect lounge/kitchen/breakfast room with excellent range of branded appliances and impressive sea views. The property can be offered with no forward chain. Located in the heart of Southsea which is just a short walk to the seafront, Canoe Lake, Palmerston Road Shopping Precinct, bars, restaurants, coffee shops and bus routes.

### Communal Entrance

Security intercom system allowing access to the communal lobby with lift to 8th floor.

### Flat front door to:

### Entrance Hall

Wall mounted security entry phone, fitted carpet.

### Lounge/Kitchen/Breakfast Room

24'7 x 13' (7.49m x 3.96m)  
Impressive double aspect room with double glazed windows with stunning sea views of The Solent towards Isle of Wight. The kitchen area comprises a one and a half bowl sink unit with work surfaces over and excellent range of wall and base cupboards, drawers, pull out racks, breakfast bar and bin store. Range of branded appliances including AEG induction hob, double oven, warming drawer. Large fridge freezer, wine cooler, AEG dishwasher. Vinyl flooring, radiator, storage cupboard.

### Utility Room

5'5 x 2'7 (1.65m x 0.79m)  
Plumbing for washing machine, shelving, tiled flooring.

### Lounge/Bedroom 2

16'3 x 11'5 (4.95m x 3.48m)  
Double aspect room with double glazed windows offering delightful sea views towards The Solent. Built-in furniture including shelving, recessed area for television, electric fire, broadband connection point, radiator, fitted carpet.

### Bedroom 1

15'3 x 9'1 (4.65m x 2.77m)  
Double glazed window with delightful sea views towards The Solent. Radiator, fitted carpet.

### En-Suite Shower Room

9'8 x 4'7 (2.95m x 1.40m)  
Modern suite comprising double walk in shower, WC, wash hand basin with storage below, porcelain tiles to walls and floor with underfloor heating. Double glazed window, spotlights, cupboard housing Vaillant boiler.

### Walk in Wardrobe

5'7 x 4'8 (1.70m x 1.42m)  
Range of hanging rails, shelving and general storage space, consumer unit.

### Bedroom 3

10'6 x 7'10 (3.20m x 2.39m)  
Double glazed window, radiator, fitted carpet.

### Bathroom

5'5 x 7'9 (1.65m x 2.36m)  
Contemporary suite comprising bath with shower over, retractable shower screen, WC, wash hand basin with storage below, tiled flooring with underfloor heating, part tiled walls, heated towel rail, spotlights.

### Allocated Parking

Secure and allocated underground parking space.

### Additional Information

Tenure: Share of freehold

Length of Lease - 125 years from 03/07/2000 - (100 years remaining approximately)

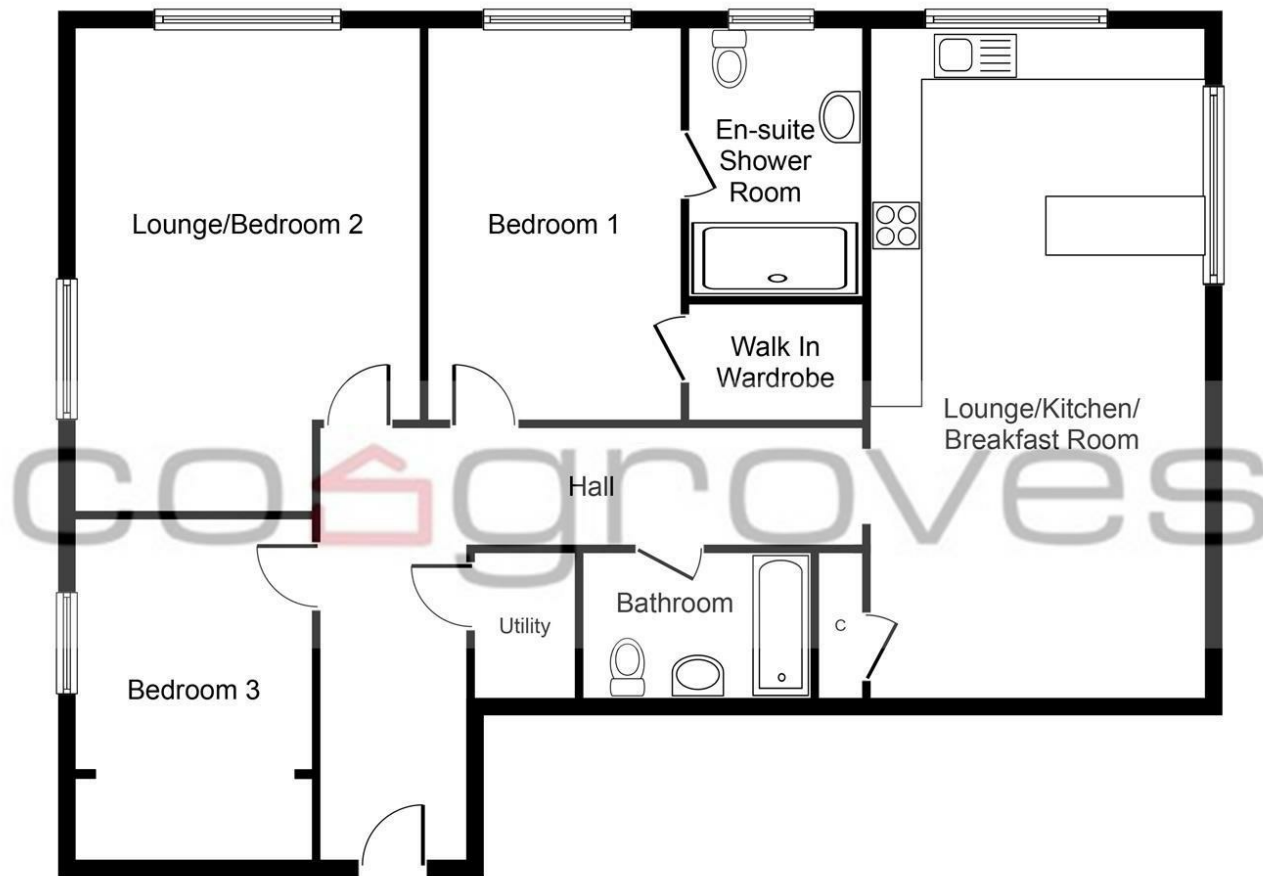
Service Charge - £2500pa - Includes buildings insurance, water and sewage.  
Ground Rent - N/A

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.





### Tower House, Clarendon Road, Southsea, PO5 2LA

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

# cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

**Tel:** 02392 827827  
**Email:** [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)

