



**8, Admirals Court, 14-15 Clarence Parade  
Southsea, PO5 3NR**

**Asking Price £250,000**

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

Sales, Rentals and Block Management

## 8, Admirals Court, 14-15 Clarence Parade, Southsea, PO5 3NR

2 BEDROOM 1ST FLOOR APARTMENT WITH LIFT, ALLOCATED PARKING AND DELIGHTFUL SEA VIEWS OVER THE SOLENT TOWARDS THE ISLE OF WIGHT. OFFERED WITH NO CHAIN AND SHARE OF FREEHOLD. The light and airy accommodation comprises 2 bedrooms, large lounge/dining room, fitted kitchen with appliances, white bathroom suite. Conveniently located close to seafront and Southsea Common. Local amenities include Palmerston Road Shopping Precinct, bars, restaurants, cafes, shops, Waitrose and bus routes.

### Communal Entrance

Steps up to communal front door with lift and stairs to first floor. Flat front door to:

### Entrance Lobby

5'2 x 3'2 (1.57m x 0.97m)

Coved and textured ceiling, door to:

### Entrance Hall

Coved and textured ceiling, electric night storage heater, wall mounted security entry handset, airing cupboard, two additional storage cupboards.

### Lounge/Dining Room

20'5 into bay x 16'1 (6.22m into bay x 4.90m)

Double glazed bay window to front offering delightful sea views over The Solent towards Isle of Wight. Coved and textured ceiling, electric night storage heater, electric fire with mantelpiece over, coved and textured ceiling, archway to:

### Kitchen

9'1 x 10' (2.77m x 3.05m)

Double glazed window to side, single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, integrated fridge freezer, washing machine, breakfast bar, part tiled walls, tiled flooring, textured ceiling.

### Bedroom 1

14'7 x 9'8 (4.45m x 2.95m)

Double glazed window to rear, coved and textured ceiling, electric night storage heater.

### Bedroom 2

20'1 x 5'4 (6.12m x 1.63m)

Double glazed window to front with delightful sea views over The Solent towards Isle of Wight. Coved and textured ceiling, electric night storage heater.

### Bathroom

6'7 x 6'2 (2.01m x 1.88m)

White suite comprising bath with shower over, shower screen, WC, wash hand basin with cupboards below, part tiled walls, tiled flooring, extractor, textured ceiling, electric heater.

### Allocated Parking

Allocated parking space located to the rear of the building.

### Additional Information

Tenure - Share of freehold

Length of Lease - 999 years from 01/01/2015 - 989 Years remaining approximately.

Service Charge - £3309.18pa - Includes buildings insurance and reserve fund.

Ground Rent - N/A

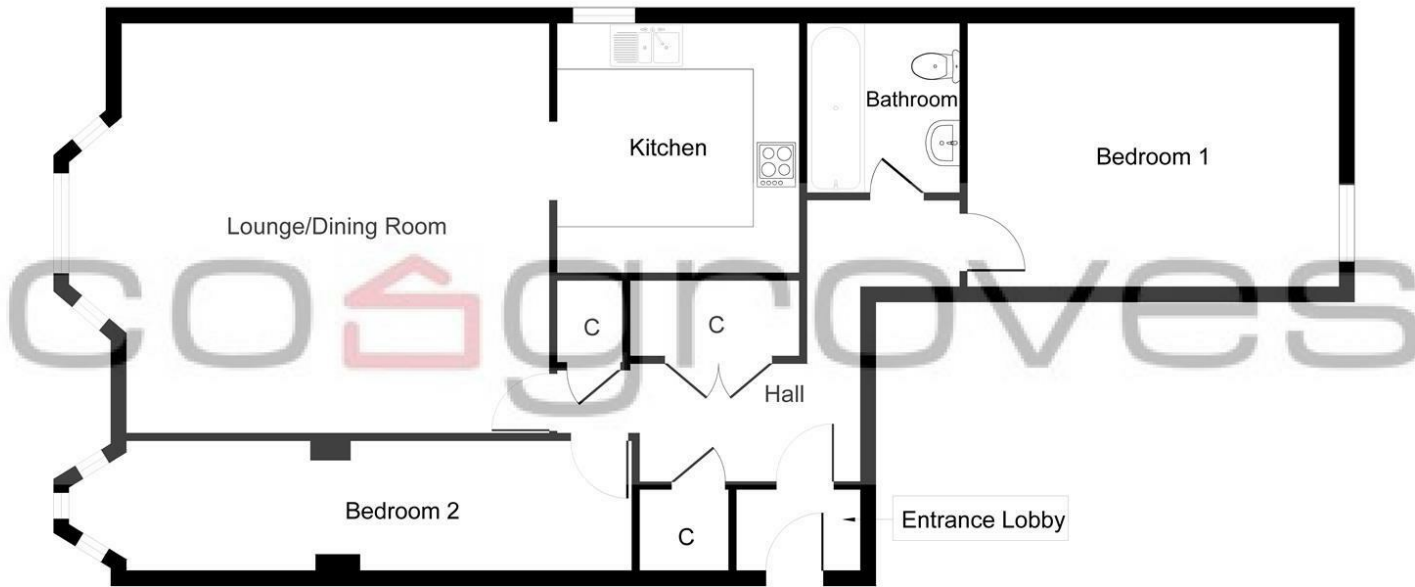
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





| 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 |           |

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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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