



803 Tower House, Southsea, Hampshire, PO5 2LA

TOWN & COUNTRY
SOUTHERN

- £340,000 Leasehold
- Eighth Floor Purpose Built Apartment
- Lift Service & Secure Underground Carparking
- Outstanding Panoramic Views on Three Sides
- Two Bedrooms, Bathroom & Ensuite Shower Room

An impressive, recently refurbished and updated 8th floor apartment which has outstanding views on three sides over the City of Portsmouth towards Portsdown Hill in the distance, Eastney and the Solent. The apartment has a newly fitted kitchen, bathroom, en-suite shower room, fitted floor coverings throughout, gas fired central heating, a lift service to all floors and secure underground car parking space. Being located adjacent to Clarendon Road Green recreation ground, the Southsea seafront, the cosmopolitan Albert Road and shopping facilities, café's and restaurants in Palmerston Road and the surrounding area, with highly regarded schools nearby, early internal viewing of this impressive apartment is strongly recommended in order to appreciate the accommodation and location on offer.

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in a westerly direction bearing right into Clarendon Road, take the second exit at the roundabout continuing along Clarendon Road where Tower House can be found on the corner of Malvern Road, almost directly opposite Brandon Road.



ENTRANCE: Steps leading up to communal main front door, entry phone system, sliding doors leading to communal hallway, lift and stairs to all floors. Eighth floor landing:

FLAT 803: Main front door with leading to:

HALLWAY: L shaped, entry phone system, doors to primary rooms, ceiling spotlights

SITTING ROOM: 16'10" x 11'5" Dual aspect double glazed windows to rear and side with views over roof tops towards Portsmouth and Portsdown Hill in the distance and towards Eastney, the waterfront and the Solent, radiator, media wall with range of shelving, low level storage cupboards, remote control electric coal and pebble effect fire and wiring for T.V. over.

BEDROOM 2: 10'8" x 8'0" Double glazed window to rear aspect with views over roof tops towards Portsmouth and Portsdown Hill in the distance, wall mounted bedside lights, radiator.

BEDROOM 1: 15'3" x 9'0" Double glazed window to side aspect with views towards Southsea seafront and Eastney over roof tops, door to walk-in wardrobe, door to en-suite shower room, radiator.

EN-SUITE SHOWER ROOM: Double glazed frosted window to side aspect, fully porcelain tiled to floor and walls, large shower cubicle with drench style hood, separate shower attachment and wall controls, recessed shelf, rectangular wash hand basin with mixer tap and drawers under, mirror over, ceiling spotlights, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), gas meter and shelving, concealed cistern w.c., chrome heated towel rail, ceiling spotlights, underfloor heating.

WALK-IN WARDROBE: 5'10" x 4'5" Open rails, high level shelving, recess with electric consumer box, ceiling spotlights.

UTILITY CUPBOARD: Work surface, washing machine point, range of shelving.

FAMILY BATHROOM: White suite comprising: panelled bath with wall mounted controls, drench style shower hood and folding shower screen, porcelain tiled surrounds, shelving, rectangular vanity unit with circular wash hand basin, mixer tap and drawers under, mirror with backlighting, concealed cistern w.c., porcelain tiled surrounds and flooring with under

floor heating, heated towel rail, extractor fan, ceiling spotlights.

KITCHEN INC.DINING ROOM: 24'8" x 13'2" High quality vinyl flooring, radiator, large walk-in storage cupboard, square opening leading to hallway, range of dimmer switches, peninsular style island with deep cupboards to one side, range of drawers with soft close mechanism, hidden utility drawers, pan drawers to one side, wine cooler and breakfast bar to one side, double glazed windows to rear and side aspects with outstanding views over roof tops towards the Solent and Isle of Wight, range of grey fronted wall and floor units with quartz work surface and matching splashback, 1½ bowl ceramic sink with mixer tap and quartz drainer to one side, integrated appliances including integrated AEG dishwasher with matching door, pull-out bin, corner carousel unit, power points with USB ports, two wall mounted units with frosted glazed panelled doors with under unit lighting, inset AEG induction hob with pan drawers under and extractor hood, fan and light over, eye-level double oven and grill with hot plate and storage cupboards under and over, free standing American style fridge/freezer with cold water supply, tall larder unit storing ironing board with storage cupboards over, ceiling spotlights, matching flooring, further tall storage cupboard with spice drawers and hidden utensil drawer.

CAR PARKING: Secured underground allocated parking space No. 47

TENURE: Leasehold – 125 years from new in 2000 (101 years remaining).

SERVICE CHARGE: £2,500.00 per annum (managed by TPM Management Ltd)

GROUND RENT: None payable as a share of the Freehold is transferred with the sale.

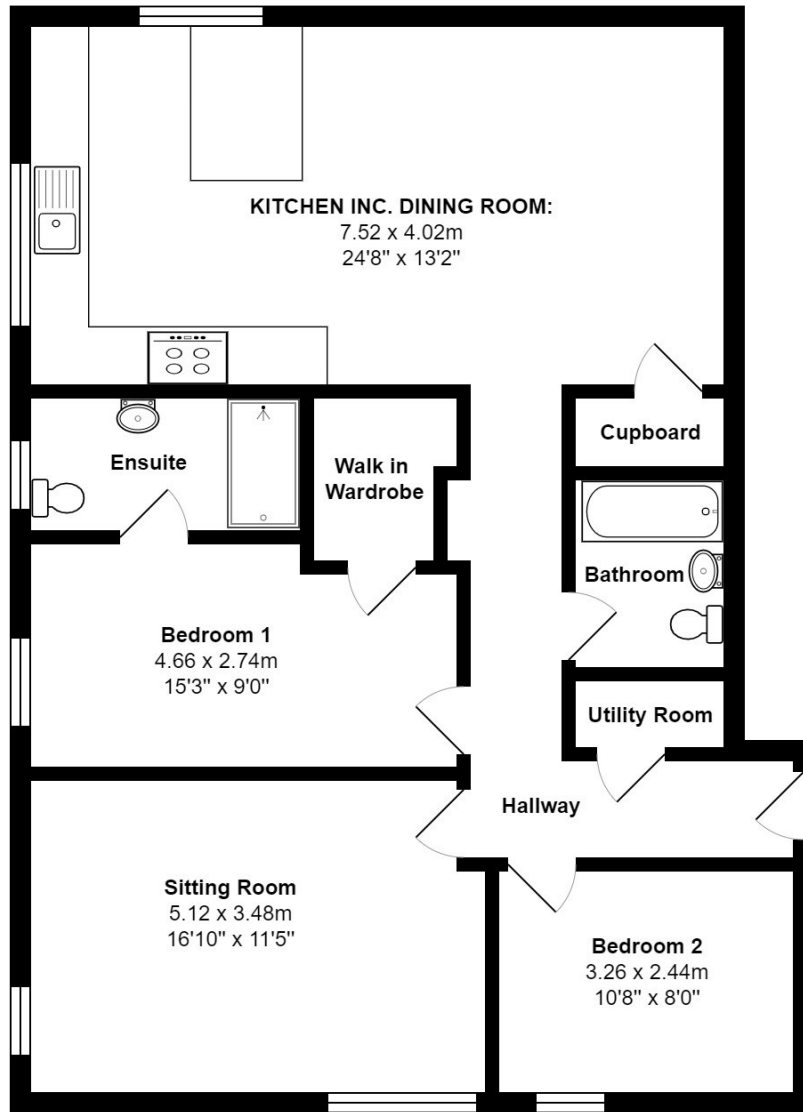
AGENTS NOTE: Please contact the agent to discuss material information relating to the mortgageability of the building.

Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#))





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	75
(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	

WWW.EPC4U.COM

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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