



Apartment 4 The Turret

Clarence Parade | Southsea | Hampshire | PO5 2NY

FINE & COUNTRY

STEP INSIDE

Apartment 4 The Turret | Leasehold | Council Tax Band E

No. 4 The Turret is not only a stunning, waterfront apartment arranged over the fourth floor of an imposing corner landmark building facing Southsea Common, The Rose Gardens and the waterfront, it was designed by A.E. Cogswell, an English architect who was particularly active in the Portsmouth area during the Victorian period, he was renowned for his design of many of the Brickwood Public Houses in the area and was an enthusiastic, Association football fan he was part of the group of founding members of the Portsmouth Association Football Club. Formerly The Turret Hotel, this impressive apartment has two primary aspects looking over Southsea Common in one direction and the Solent in the other. The apartment comprises: Y shaped hallway, fitted kitchen, two double bedrooms, one having an en-suite shower room, a separate family bathroom as well as a large 28' sitting room with dining area and the feature bay windows which provide the panoramic views. The property is offered with double glazing, gas fired central heating, security entry phone system and allocated car parking. Being on a corner the property has

outstanding views and an abundance of natural light, referred to as a property of architectural interest and within a conservation area, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Brick retaining wall with pillars entrance leading onto paved allocated car parking area, central wooden stairs with white painted balustrades leading up to entrance level, main front door with frosted glazed panel leading to:

COMMUNAL HALLWAY: Quarry tiled flooring, letter boxes, entry phone system with internal glazed door leading to hallway with feature balustrade staircase rising to all floors.

FOURTH FLOOR LANDING: Door to:

APARTMENT 4: Unique 'Y' shaped hallway, doors to primary rooms, entry phone system, ceiling coving and spotlights, wired-in alarm, high skirting boards, engineered oak flooring, radiator, central heating control switch.







DINING ROOM / SITTING ROOM: 28'0" maximum x 23'6" Matching wooden flooring, range of sash windows to front and side aspect with shutter blinds and outstanding views over Southsea Common, the Solent, Napoleonic Forts and the Isle of Wight in the distance, ceiling coving and spotlights, three double radiators, high level built-in cupboard with electric consumer box, high skirting boards, small study area.

BATHROOM: White suite comprising: panelled bath with wall mounted mixer tap and shower attachment, fully ceramic tiled to floor and walls, concealed cistern w.c., with wooden shelf over, wall mounted wash hand basin with mixer tap and mirror over, ceiling spotlights, extractor fan, contemporary tube radiator.

BEDROOM 2: 15'2" x 10'9" Double glazed sash windows overlooking Southsea Common with far reaching views towards the Isle of Wight in the distance, radiator, matching wooden flooring, panelled door, ceiling coving and spotlights, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tile to floor and walls, contemporary tube radiator, twin wash hand basins with mixer taps, mirror and shelf over with shaver point and light, tiled flooring, concealed cistern w.c., with wooden surface over, mirror fronted medicine cabinet with shelving to one side, shower cubicle with sliding panelled door and wall mounted controls, ceiling spotlights, extractor fan.

BEDROOM 1: 15'11" x 13'0" Twin double glazed windows to rear aspect, built-in wardrobes to either side of chimney breast one housing boiler supplying domestic hot water and central heating (not tested), matching wooden flooring, high ceiling with coving and spotlights, panelled door.





KITCHEN: 8'2" x 7'8" Range of matching wall and floor units with wood block work surface, inset 1½ bowl sink unit with mixer tap, wooden splashback, tiled surrounds, double glazed window to side aspect, eye-level microwave with cupboards to either side and over, inset four ring electric hob with oven under, and extractor hood, fan and light over, brush steel fronted power points, range of drawer units, integrated fridge, freezer, slimline dishwasher and washing machine with matching doors, matching flooring, high ceiling with coving and spotlights.

OUTSIDE: Communal gardens, bin storage area, allocated car parking space.

MAINTENANCE: £150.00 per month (£1,800.00 per annum).

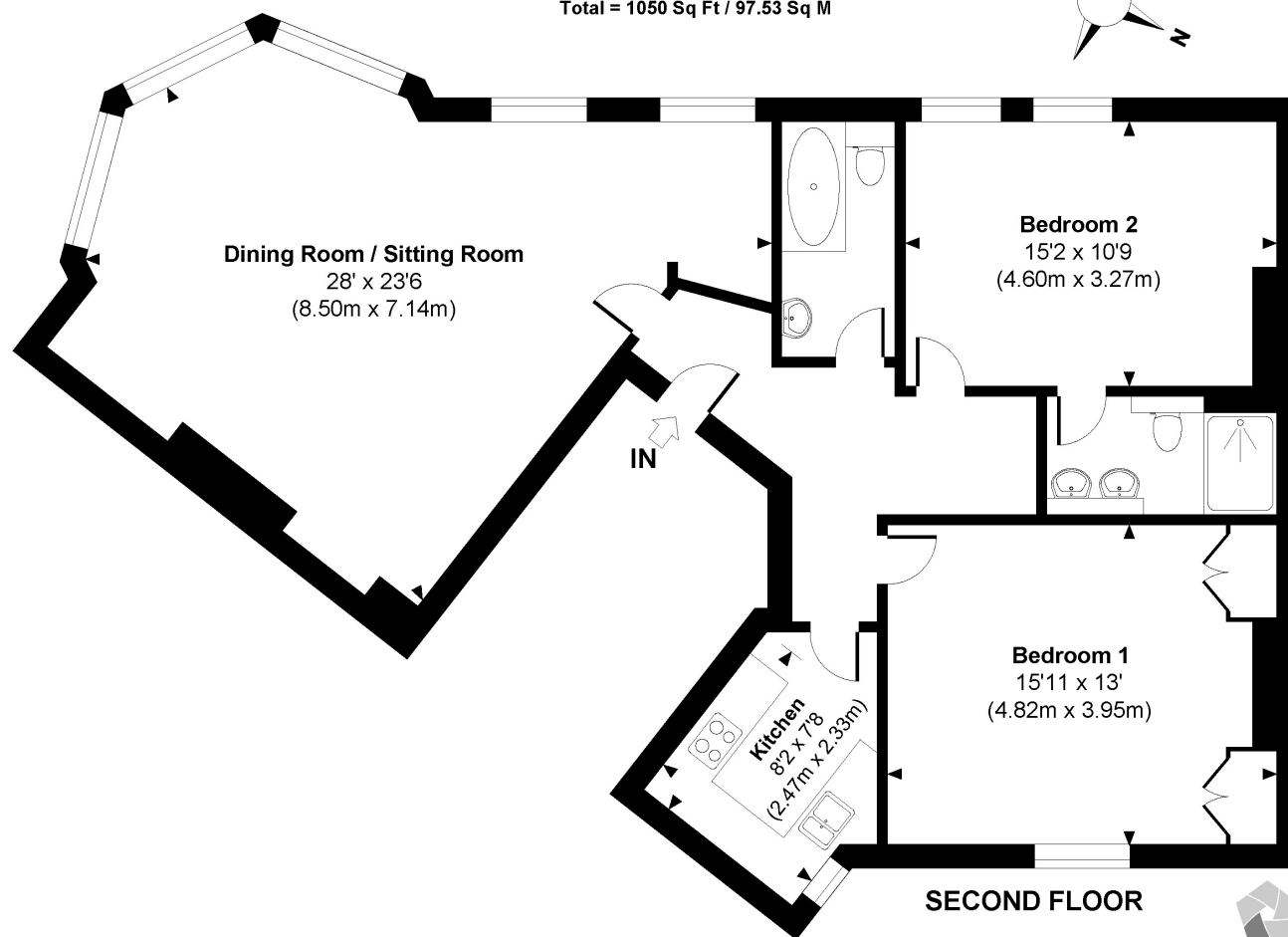
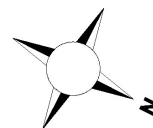
GROUND RENT: None payable, as a 5th share of freehold is transferable with the sale.

LEASEHOLD: 125 years from September 2003 (105 years remaining).



The Turret

Approximate Gross Internal Area
Total = 1050 Sq Ft / 97.53 Sq M



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in a westerly direction, take the second exit at the roundabout into Clarence Parade where The Turret can be found immediately on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	70	79
EU Directive 2002/91/EC		

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