



13 Clearwater Apartments

38-42 South Parade | Southsea | Hampshire | PO4 0SN

FINE & COUNTRY

STEP INSIDE

13 Clearwater Apartments | £350,000 Leasehold |

Never heard of Thomas Ellis Owen? Maybe not, but you will certainly recognise the Southsea landmarks this 19th Century architect designed. His early work shows the influence of John Nash who designed the neo-classical terraces in and around Regents Park in London, reputed as being an inhabitant of Clearwater Apartments, when it was formerly arranged as five impressive townhouses, which were believed to have been built in circa 1860. The building was converted into flats with No.13 being on the top floor, it has a benefit of outstanding views from the apartment itself but also the advantages of having its own private roof terrace with outstanding panoramic views over the City of Portsmouth, towards Portsdown Hill, the Solent, Napoleonic forts, the Isle of Wight and Hayling Island. The property comprises: hallway with spiral staircase leading to roof terrace, kitchen, two bedrooms, bathroom and sitting room, offered with fitted floor coverings throughout, double glazing, gas fired central heating, gated allocated parking space, security entry phone and no forward chain. Set opposite the promenade the property is within easy reach of local shopping amenities, cafes, restaurants, bars, Southsea Common and local shops, early viewing of this top floor apartment within a Grade II Listed landmark property is

strongly recommended in order to appreciate not only the accommodation but also the location on offer.

ENTRANCE: To the front and rear eastern (Clarendon Road) side of the building are pedestrian gates providing access to the rear of the building and communal front door. From the Clarendon Road side is a vehicular gate leading to allocated parking space for No.13.

COMMUNAL ENTRANCE: Entry phone system and door leading to communal hallway & stairs leading to the top floor.

TOP FLOOR: Landing, fire door leading to foyer, cloaks hanging area, smoke alarm, internal door leading to:

OPEN PLAN HALLWAY: Feature oak spiral staircase with skylight leading to roof terrace, wood laminate flooring, radiator, doors to primary rooms, central heating control switch, low level built-in cupboard housing electric meter, entry phone system.

SITTING ROOM: 15'8" x 10'3" Double glazed dormer window to front aspect with outstanding views over the Promenade towards the Napoleonic Forts, the Solent and Isle of Wight in the distance, wood laminate flooring, radiator, slight eaves to front ceiling restricting headroom.







BEDROOM 1: 15'6" x 10'1" Double glazed dormer window to front aspect with outstanding views over the Promenade, towards the Napoleonic Forts, the Solent and Isle of Wight in the distance, radiator, range of free standing wardrobes, two with mirror fronted doors, and drawers under, ceiling spotlights, slight eaves to front ceiling restricting headroom.

BATHROOM: White suite comprising: panelled bath with mixer tap, shower attachment and folding shower screen over, fully ceramic tiled to floor and walls, close coupled w.c., heated towel rail, pedestal wash hand basin with mixer tap, shelf and mirror over, shaver point, extractor fan, ceiling spotlights.

BEDROOM 2: 14'5" x 10'0" Double glazed dormer window to rear aspect with views over roof tops towards Spinnaker Tower and No.1 Building in the distance, radiator, free standing wardrobes two with mirror fronted doors, ceiling spotlights, slight eaves to ceiling restricting headroom.

KITCHEN: 12'2" decreasing to 10'4" x 10'1" decreasing to 6'0" Double glazed dormer window to rear aspect with views over roof tops of the City, comprehensive range of wall and floor units with brushed steel T bar handles, ceramic tiled surrounds, inset single drainer sink unit with mixer tap, plumbing for washing machine with matching door, range of drawer units, wood laminate flooring, radiator, breakfast area with spotlights over, integrated fridge and freezer with matching doors, one wall mounted cupboard housing boiler supplying domestic hot water and central heating (not tested), inset four ring gas hob with oven under, extractor hood, fan and light over, single wall unit, ceiling slight eaves to rear ceiling restricting headroom.





ROOF TERRACE: 21'1" x 14'11" Accessible via spiral staircase in hallway, soft flooring, railings to both front and rear aspect with outstanding panoramic views over roof tops towards the City of Portsmouth and Portsdown Hill in the distance, towards Gunwharf Quays, No.1 Building and Spinnaker Tower, over the seafront from Southsea Castle across to South Parade Pier and Hayling Island in the distance and over the Solent towards the Isle of Wight beyond.

TENURE: Leasehold – 125 years from 2002 (103 years remaining).

SERVICE CHARGE: £2,200.00 -£2,400.00 per annum managed by Dack Property Management

GROUND RENT: £150.00 per annum.

AGENTS NOTES: Council Tax Band C - Portsmouth City Council

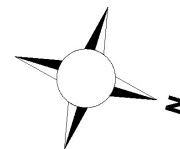
Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

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

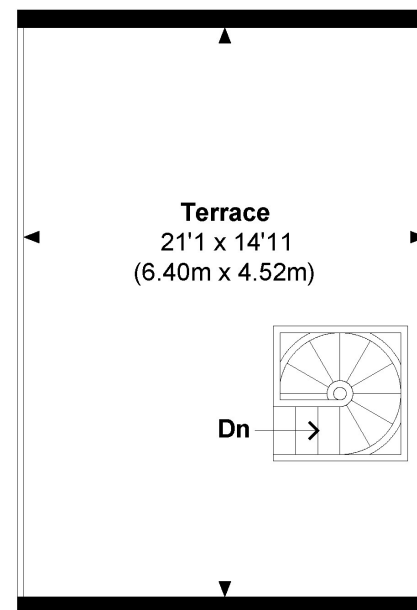
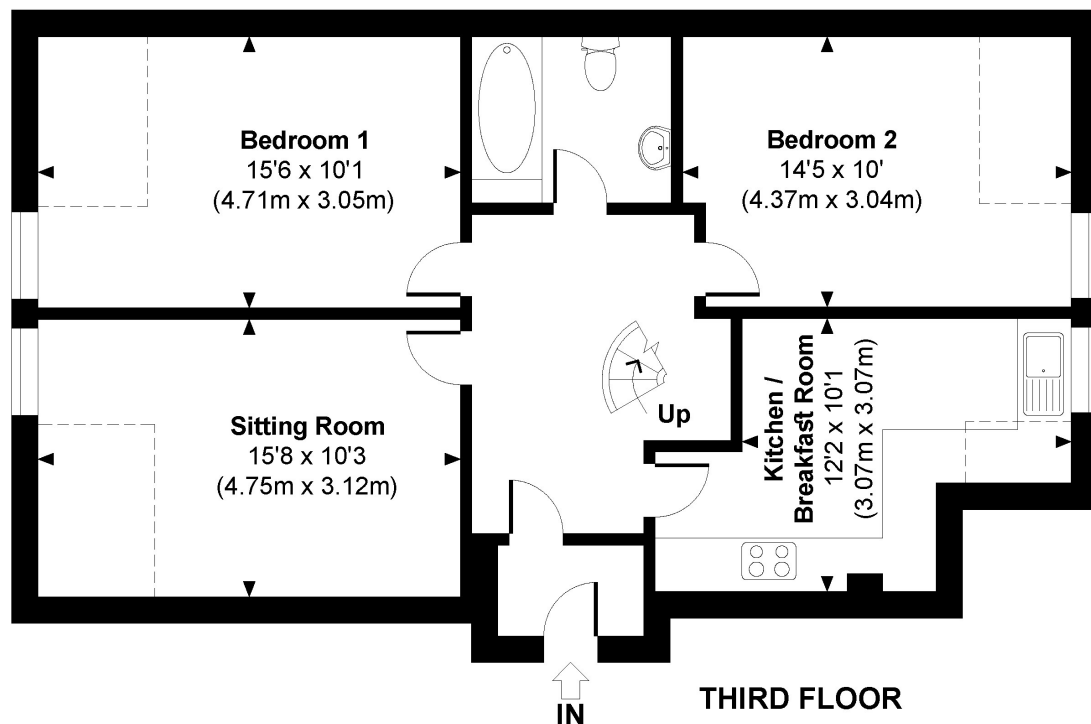


Clearwater Apartments

Approximate Gross Internal Area
Total = 773 Sq Ft / 71.78 Sq M
 Includes areas with Restricted room height.



TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in an westerly direction where Clearwater Apartments can be found immediately after the junction with Clarendon Road on the right hand side overlooking the promenade.



FOURTH FLOOR

THIRD FLOOR

Indicates restricted room height less than 1.5m.

© www.propertyfocus.co | Professional Property Photography & Floorplans
 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

