



27 Clarendon Road

Southsea | Hampshire | PO5 2ED

FINE & COUNTRY

STEP INSIDE

27 Clarendon Road | £850,000 | Freehold

Built in 1865 in the style of Thomas Owen, 27 Clarendon Road is in the heart of Southsea, minutes from the sea and within easy reach of the Palmerston Road shops, coffee houses and restaurants. This characterful home set back from the road benefits from an attractive, mature walled garden at the rear, side pedestrian access and off-street parking for two cars. The accommodation, arranged over four storeys, provides 2947 sq ft of versatile living space with generously proportioned rooms, large windows that allow for an abundance of light, high ceilings and many original features. The flexibility of accommodation makes it ideal for a growing family; or those seeking multi-generational living suitable for housing an older relative or teenagers. On the reception level, the hallway leads to an attractive, bay-fronted sitting room; a double-bedroom that overlooks the garden; a shower room and a utility room. The floor above includes a lounge with French windows leading to a wraparound south-facing balcony, and a large, bright kitchen/diner at the rear. At the top of the house, set into the eaves, are three further bedrooms with plenty of storage. The lower ground floor, with access from the main house or self-contained from the garden entrance, has two sizeable reception rooms plus a w.c., and lends itself to being used as additional bedrooms, a self-contained unit, or a work/hobby space. To appreciate the location and flexibility of accommodation, internal viewing is strongly recommended.

ENTRANCE: Brick retaining wall with curved coping stones and railings over with twin wrought iron gates leading to crazy paved parking area for two cars, flowering shrub borders and enclosed by brick retaining walls on either side, steps and pathway leading to covered porch with steps up to main front door leading to:

HALLWAY: Sash window to side aspect, high ceiling with rose and coving, balustrade staircase rising to first floor and stairs to lower ground floor.

SITTING ROOM: 20'10" into bay window x 14'6" Full height bay window to front aspect with panelling to either side overlooking driveway, high ceiling with rose and coving, picture rail, central chimney breast with surround fireplace and granite hearth, high skirting boards, double radiator.

UTILITY ROOM: 10'5" x 7'3" Work surface, 1½ bowl stainless steel sink unit with mixer tap, washing machine point, ceramic tiled surrounds, wall mounted combination boiler supplying domestic hot water and central heating for the upper two floors and header tank for the lower two floors, (not tested), vinyl flooring, door to:

SHOWER ROOM: Shower cubicle with sliding panelled door, drench style hood and separate shower attachment, close coupled w.c., with concealed cistern, wash hand basin with mixer tap and cupboards under, frosted glazed window to rear aspect, chrome heated towel rail.







BEDROOM 1: 16'1" x 12'4" Sash windows to rear aspect overlooking garden, range of built-in wardrobes to one wall with opening hanging space and storage cupboards and chest of drawers, wash hand basin with mixer tap and mirror over, ceiling coving, picture rail, radiator.

FIRST FLOOR: Landing with balustrade staircase rising to top floor, radiator, doors to primary rooms, entry phone system.

DRAWING ROOM: 17'3" x 14'8" Twin double glazed doors to front aspect leading to wraparound balcony, high ceiling with rose and coving, central chimney breast with surround fireplace, cast iron inlay and living flame coal effect gas fire (not tested), radiator, panelled door, wall light.

BATHROOM: White suite comprising; panelled bath with hand grips, telephone style mixer tap and shower attachment, tiled surrounds, double glazed frosted window to front aspect, chrome radiator, pedestal wash hand basin with mirror fronted medicine cabinet and lighting over, shaver point, chrome heated towel rail, twin glazed windows to side aspect, low level w.c.

KITCHEN INC. DINING ROOM: 20'8" x 16'2"

Dining area: Wood laminate flooring, range of built-in storage cupboards, window to rear aspect overlooking garden, dado rail, two radiators, peninsular style breakfast bar divide leading to:

Kitchen: Comprehensive range of Conquest white gloss fronted wall and floor units, plumbing for dishwasher, inset 1½ bowl stainless steel sink unit with water filter tap and waste disposal unit, window to rear aspect, integrated fridge and freezer with matching doors, eye-level AEG double oven with drawers under and storage cupboards over, pull-out bin drawer, range of pan drawers, pull-out wine drawer, carousel corner units, tiled splashback, ceiling coving.

TOP FLOOR: Landing with skylight window, range of built-in storage cupboards, doors to primary rooms.

BEDROOM 2: 17'3" x 9'8" measurements taken from approximately 3'4" off floor level with eaves to side ceiling, double glazed window to front aspect, radiator, storage cupboard.





BEDROOM 3: 12'5" x 9'6" measurements taken from approximately 3'4" off floor level with slight eaves to rear ceiling, double glazed dormer window to rear aspect, window to side, radiator, access to loft space storage area with hot water cylinder.

BEDROOM 4: 12'5" x 10'5" measurements taken from approximately 3'4" off floor level with slight eaves to rear ceiling, radiator, built-in wardrobe, double glazed dormer window to rear aspect.

LOWER GROUND FLOOR: Staircase leading down from entrance hallway to hallway with understairs storage area, storage cupboard 13'11" x 4'1" with high level gas and electric meters.

FAMILY ROOM / BEDROOM 5: 20'6" into bay window x 14'3" ceiling height 8'3" Double glazed window to front aspect, central chimney breast with recess, panelled door.

HOBBY ROOM: 19'6" decreasing to 10'9" x 16'1" decreasing to 13'6" L shaped, Double glazed window to rear aspect overlooking garden, double glazed windows to side aspect, brickette surrounding fireplace with gas fire (not tested), textured ceiling, approximate ceiling height 8'3" (potential for conversion to form a kitchen), glazed panelled door leading to:

OUTER LOBBY: Glazed panelled door leading to rear garden, door to:

CLOAKROOM: Close coupled w.c., pedestal wash hand basin, vinyl tiled flooring, double glazed frosted window to rear aspect.

OUTSIDE: To the front is space for two cars with side pedestrian access leading to rear garden, the garden is enclosed by walls on all sides with mature shrubs, evergreens and bushes.

TO FIND THE PROPERTY: From South Parade Pier continue along South Parade in a westerly direction taking the first road on the right hand side into Clarendon Road, take the second exit at the roundabout continuing along Clarendon Road, continue over The Circle where No.27 can be found on the right hand side before reaching Palmerston Road.

AGENTS NOTES: Council Tax Band E - Portsmouth City Council

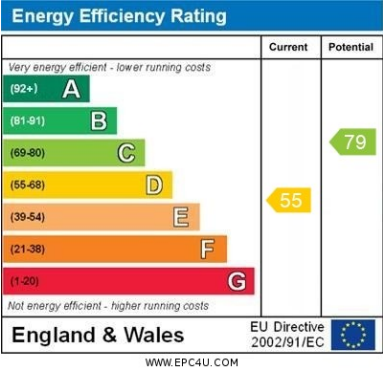
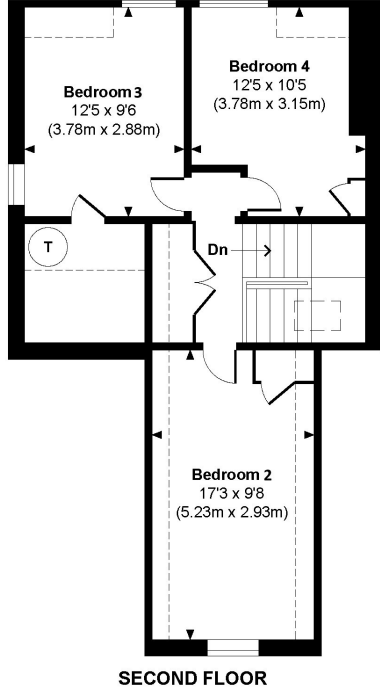
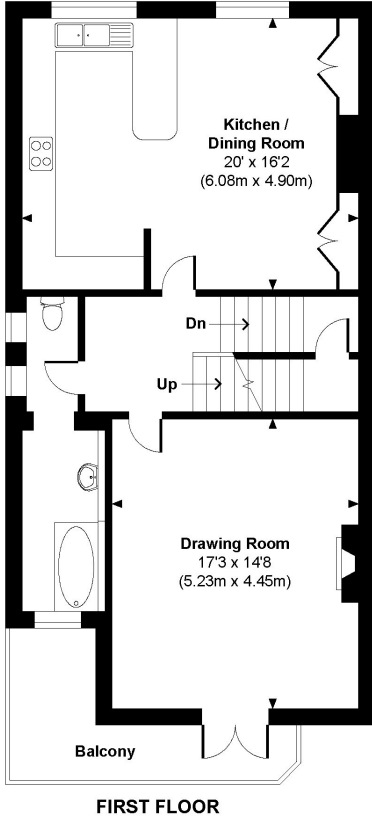
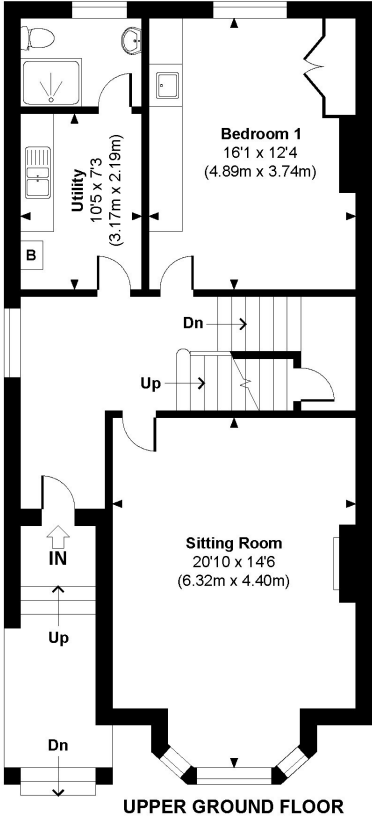
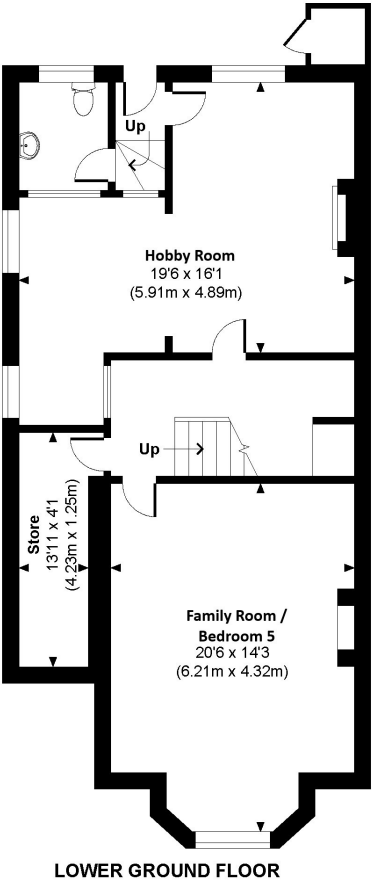
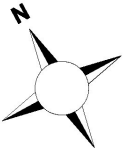
Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

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



Clarendon Road

Approximate Gross Internal Area
Total = 2947 Sq Ft / 273.74 Sq M
Includes areas with restricted room height.



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.



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 © 2025 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

