



**Offers in Excess of £400,000**  
**1 Clarence Parade**  
Southsea, PO5 3RJ





A WELL APPOINTED TWO BEDROOM SEAFRONT APARTMENT! Situated in the prime seafront location of Clarence Parade, opposite Southsea Common with Palmerston and Marmion Road shopping facilities within easy walking distance, this property benefits from all the leisure facilities of the seafront and common as well as having a communal outside swimming pool. Offering two double bedrooms (master with fitted mirrored wardrobes), a contemporary fitted bathroom, substantial lounge/dining room with views out across the common and a beautifully fitted kitchen/breakfast room which exudes contemporary modern design. Outside is a communal roof terrace with uninterrupted far reaching views and access to the pretty 150ft walled (shared) garden with communal swimming pool. This first floor apartment has the elusive share of freehold. Viewings strictly by appointment only.





**COMMUNAL ENTRANCE** Situated on the eastern side of the building, security entry system, door to:-

**COMMUNAL LOBBY** Access out to communal garden and swimming pool, stairs to first floor level, door to:-

**PORCH** 11' 9" excluding cupboard depth x 4' 11" at widest point (3.60m x 1.51m) Obscure window to rear elevation, fire door to lounge, built-in mirrored cupboard, telephone point, carpeted flooring, loft access with pull down ladder, loft boarded.

**LOUNGE/DINING ROOM** 21' 10" into recess x 17' 1" into recess (6.66m x 5.21m) Large double glazed window to side elevation with views out across Southsea Common and towards the seafront, two radiators, carpeted flooring, meter cupboard housing electric consumer unit, meter cupboard housing gas meter, TV point, door to:-

**KITCHEN/BREAKFAST ROOM** 11' 3" x 18' 7" (3.44m x 5.67m) Double glazed window to side elevation with views out across Southsea Common and towards the seafront, modern fitted units comprising a range of wall and base level storage, Quartz work surfaces incorporating breakfast bar, ceramic sink and drainer unit with mixer tap, built-in oven, built-in five burner gas hob with curved glass extractor over, space and plumbing for washing machine, space for under counter fridge or freezer, integral dishwasher, integral fridge/freezer, tiled to principal areas and tiled flooring, built-in cupboard housing Vaillant combination boiler, door to:-

**INNER HALLWAY** Tiled flooring, doors to:-

**BEDROOM ONE** 13' 0" excluding wardrobe depth x 10' 8" (3.97m x 3.26m) Large double glazed window to side elevation with views out across Southsea Common and towards the seafront, radiator, carpeted flooring, built-in mirrored wardrobe plus additional built-in storage cupboard.

**BATHROOM** 8' 1" x 6' 9" into recess (2.48m x 2.08m) Obscured double glazed window to rear elevation, panel enclosed P-shaped bath with curved glass shower screen, mixer shower over, pedestal mounted basin, close coupled WC, shaver point, extractor fan, tiled to principal areas and tiled flooring.

**BEDROOM TWO** 10' 10" x 10' 4" into recess (3.32m x 3.16m) Double glazed window to side elevation, radiator, carpeted flooring, steps up to cabin.

**STORE ROOM** 9' 11" x 8' 7" (3.03m x 2.62m) Access via communal hallway, double glazed window to side elevation, carpeted flooring, power and light.

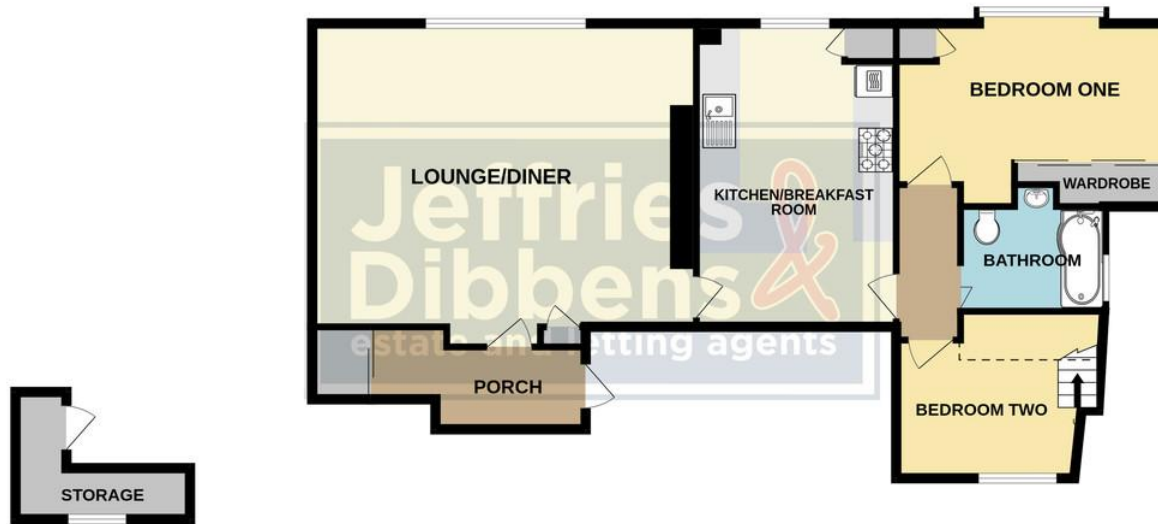
## OUTSIDE

**COMMUNAL ROOF TERRACE** Laid to composite decking with far reaching uninterrupted views out towards the Solent and the Isle of Wight.

**COMMUNAL GARDENS & SWIMMING POOL** Laid to lawn and patio paving, enclosed by brick walls and wooden fencing, mature plant and shrub borders, swimming pool.

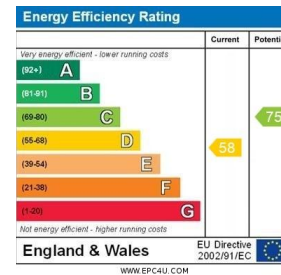


## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

**LEASE INFORMATION:**

As of January 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Share of Freehold

**Landlord/Managing Agent:** Clarence Parade  
Park House Residents Association Ltd

**Balance of Lease:** 984 years remaining

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** £1481.50 pa

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in  
Maintenance/Service Charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchange of contracts.

**Jeffries  
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