

**FLAT 8 REDCLIFFE GARDENS  
124-128 CLARENDON ROAD,  
SOUTHSEA,  
PO4 0TA**



**£310,000** Leasehold

SPACIOUS TWO BEDROOM APARTMENT WITH NO FORWARD CHAIN! Situated along the popular Clarendon Road, just moments away from South Parade Pier and the seafront, is this hall floor apartment. The property provides approximately 100 sqm. of internal living space, featuring generously proportioned rooms throughout and comprising; an entrance hall, two double bedrooms with an en-suite to the master, a bathroom suite, a lovely fitted kitchen, and a 21ft living room with bay window and high ceilings. Offered to the market with no forward chain, double glazing and gas central heating, we highly advise an internal viewing to fully appreciate the size and location on offer.



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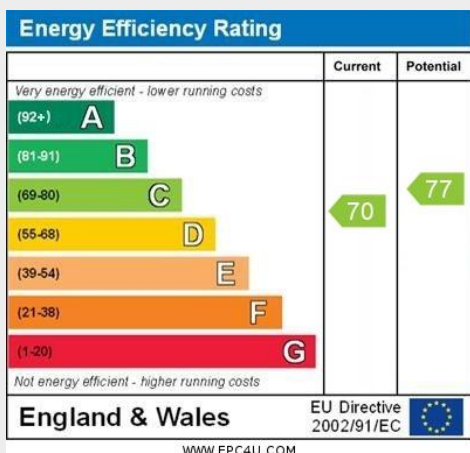
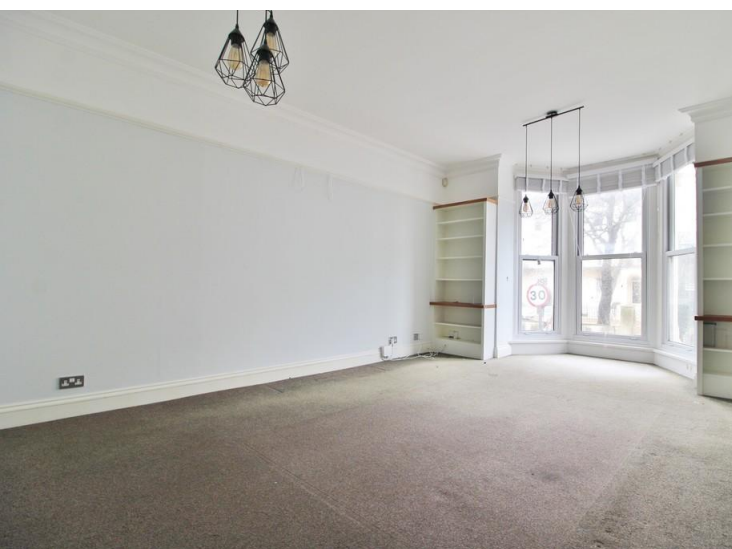
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## COMMUNAL ENTRANCE

Security intercom system, stairs up to double glazed front door.

## COMMUNAL HALL

Stairs and lift to all floors, door to Flat 8.

## HALLWAY

Security entry phone, storage cupboard, carpeted, radiator, doors to all rooms.

## LIVING ROOM

22' 0" into bay x 14' 4" (6.72m x 4.37m)

Double glazed bay window to front elevation, carpeted, radiator, built-in cupboards, high ceilings and picture rail.

## BATHROOM

11' 3" x 6' 10" (3.43m x 2.10m)

Panel enclosed bath with shower attachment, low level WC, radiator, vanity unit incorporating wash basin and cupboard beneath, tiled to principal areas and vinyl flooring.

## KITCHEN

15' 7" x 9' 0" (4.76m x 2.75m)

Lovely modern fitted kitchen comprising a range of base level units incorporating square edge work surfaces, one and a half bowl sink and drainer unit, electric oven and hob with extractor hood over, integral fridge/freezer, space and plumbing for washing machine, breakfast bar, radiator, wall mounted boiler, laminate flooring, double glazed window to rear elevation.

## BEDROOM TWO

16' 2" x 8' 6" (4.94m x 2.61m)

Double glazed window to side elevation, carpeted, radiator.

## MASTER BEDROOM

10' 0" x 15' 11" (3.06m x 4.87m)

Double glazed window to side elevation, carpeted, radiator, door to:-

## EN-SUITE

4' 10" x 7' 6" (1.48m x 2.31m)

Panel enclosed bath, pedestal mounted basin, low level WC, radiator, tiled to principal areas and tiled flooring, double glazed window to side elevation.

## AGENTS NOTE:

## COUNCIL TAX

Band C.



# LEASE INFORMATION:



As of January 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold.

**Landlord/Managing Agent:** Gateway Holding.

**Balance of Lease:** 99 years remaining.

**Ground Rent Charges:** £225.00 pa.

**Ground Rent Review Period:** TBC.

**Maintenance/Service Charges:** £1500.00pa

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

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

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



While 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 misstatement. 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

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