



**Nesbits**

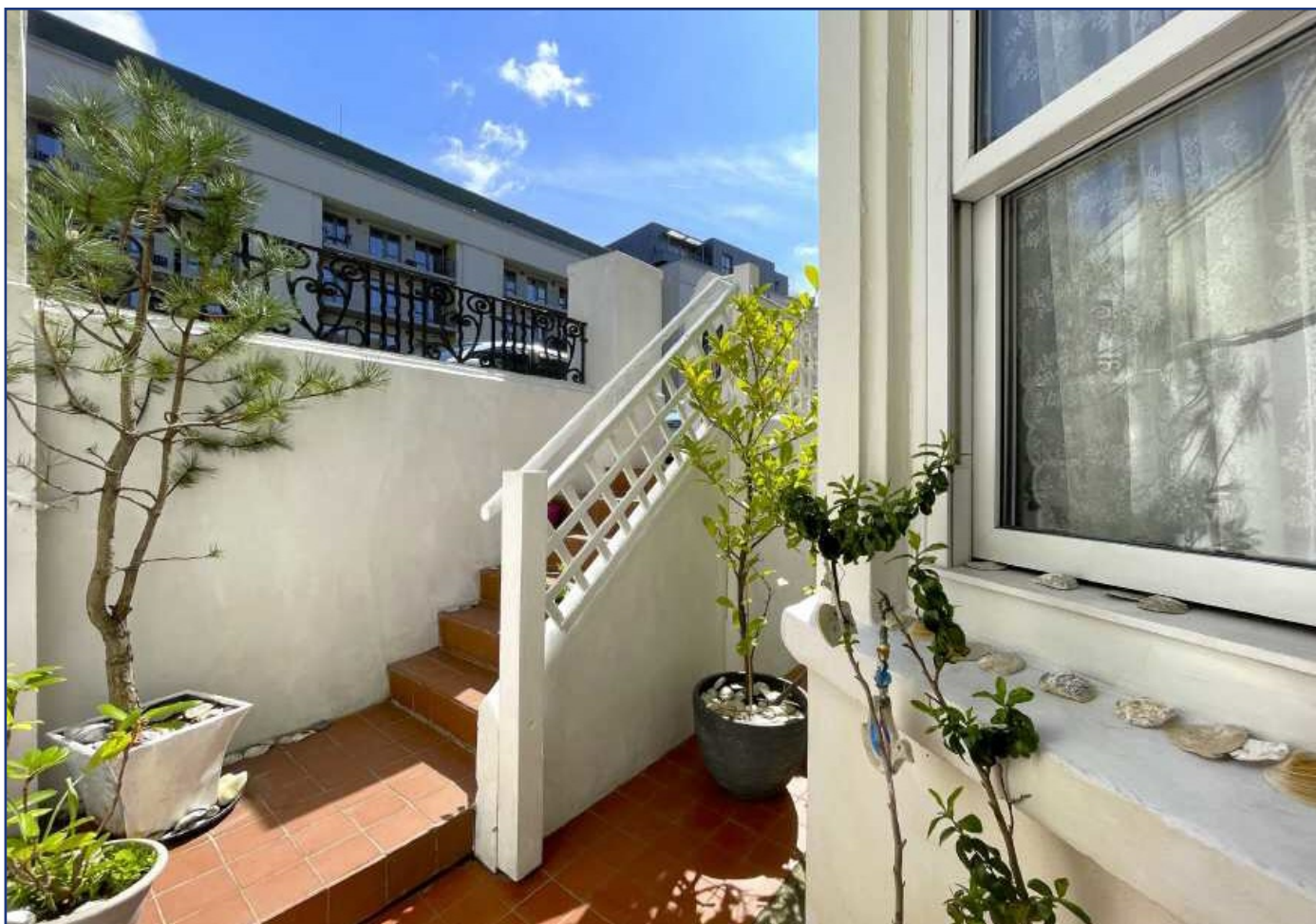
Established 1921

**Flat 4a, 130 Clarendon Road, Southsea, PO4 0SF**

**Price £299,500**

Flat 4a, 130 Clarendon Road, Southsea, PO4 0SF

Enjoying a prime location JUST OFF THE SEAFRONT, this spacious and well-appointed THREE BEDROOM GARDEN APARTMENT benefits from a delightful private courtyard, equipped kitchen, replacement double-glazing, and gas fired central heating. A truly first-class opportunity. Clarendon Road runs from Palmerston Road Shopping Centre to South Parade, No. 130 being on the west side moments only from the esplanade and open beach, within comfortable reach of a wide range of public amenities, including: Seafront leisure and recreation facilities, shopping precinct and eateries, bus services, various schools, and the many attractions offered by historic Old Portsmouth.



This garden level apartment, with its own forecourt entrance, forms part of a substantial and impressive late-Victorian, five-storey, inner-terrace residence. Of special note and appeal is its sunny, enclosed courtyard having rear pedestrian access. Full particulars of this desirable home are given as follows and early inspection is recommended:

Private entrance via wrought-iron gate, with steps beyond down to:

### **FORECOURT**

Tiled floor. Meter cupboard. Front door, with stained-glass lead-light panels, to:

### **OPEN-PLAN HALL**

Coved ceiling. Double panel radiator with ornamental grille. Cupboard housing circuit breaker. Built-in cloaks and storage cupboard. Through to:

### **LIVING ROOM**

16'2 x 13'9 (4.93m x 4.19m)

Coved ceiling. Splay bay window to front elevation having UPVC replacement sash-style double-glazing. Pair of folding doors to:

### **KITCHEN**

11'9 x 7'6 (3.58m x 2.29m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine, space for 'fridge/freezer.

Wood-laminate flooring.

Door from Hall to:

### **INNER RECEPTION HALL**

16'5 x 6'11 (5.00m x 2.11m)

A useful space suited to a variety of purposes, notably as a Home Office. Single panel radiator with ornamental grille. Pair of folding doors to:

### **BEDROOM ONE**

14'0 x 10'1 (4.27m x 3.07m)

Built-in wardrobe. Double panel radiator. Pair of UPVC and double-glazed French doors to courtyard garden.

From Reception Hall to:

### **REAR HALL**

UPVC and double-glazed door to courtyard garden.

### **BEDROOM TWO**

9'10 x 8'6 (3.00m x 2.59m)

Pair of UPVC replacement double-glazed windows to side elevation. Double panel radiator.

### **BEDROOM THREE**

8'5 x 8'0 (2.57m x 2.44m)

UPVC replacement double-glazed window to side elevation. Cupboard housing 'Atag' gas fired central heating/hot water boiler. Single panel radiator.

### **BATHROOM & W.C.**

8'9 x 5'0 (2.67m x 1.52m)

White suite comprising: panelled bath with mixer tap plus independent shower mixer, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail. Two UPVC replacement obscure double-glazed windows.

### **OUTSIDE**

FRONT: Tiled forecourt with space for seating.

REAR: Width: 19'3 (5.87m) Depth: 15'4 (4.67m) plus recess, 25'9 x 6'2 (7.85m x 1.88m). A delightful and sunny enclosed private courtyard with walled surround. Laid to paving, shingle and artificial turf. Rear pedestrian gate.

### **GENERAL INFORMATION**

Tenure: 125 years leasehold from 1st January 1998 (97 years remaining). The building FREEHOLD is owned by a residents management company, of which 4a is a shareholder.

Service Charge: £120 per month.

Ground Rent: Nil.

### **COUNCIL TAX**

Band 'A' - £1,570.80 per annum (2026-27).

### **EPC**

Energy Rating 'C' (Floor Area 91 sq m approx).

### **VIEWING**

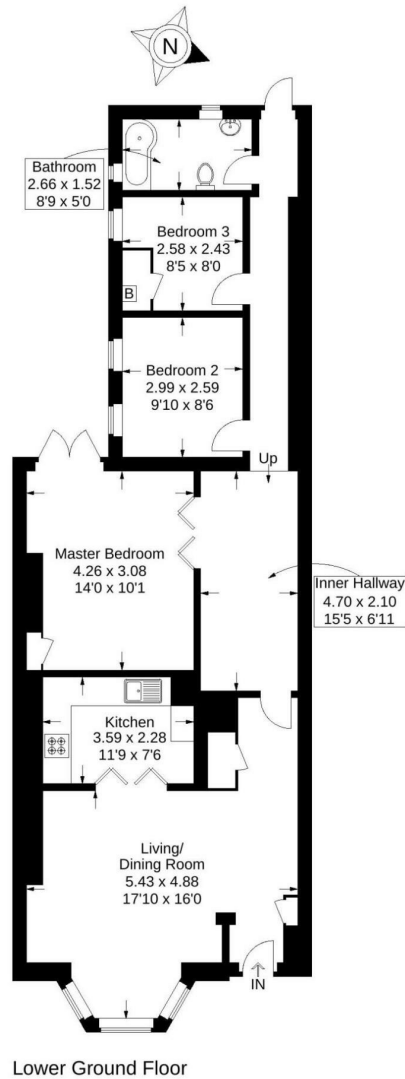
By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(18086/059423)





# Redcliffe Gardens, Clarendon Road, Southsea

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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