



£145,000 Leasehold

ONE BEDROOM GROUND FLOOR FLAT CLOSE TO THE SEAFRONT! This ground floor flat is situated along Clarendon Road just meters away from South Parade Pier and the seafront. With it's own private entrance, the property is ideal for home owners or investment purchase for someone who would like to be close to the beach and enjoy the summer evenings. The accommodation briefly comprises; entrance hall, double bedroom with fitted wardrobes, modern shower room and a living room which opens through to the fitted kitchen. A real benefit for the home is the communal garden which is easily access by this property. Gas central heating and double glazing finish the home. Viewings can be arranged by calling the Southsea branch along Marmion Road.



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ENTRANCE

Access via rear of the building.

COMMUNAL COURTYARD

Paved, double glazed door to:-

HALLWAY

Double glazed window to side elevation, carpeted, radiator, storage cupboard.

BATHROOM

5' 10" x 8' 1" (1.79m x 2.47m)

Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal mounted wash basin, tiled to principal areas, heated towel rail.

BEDROOM ONE

9' 6" x 10' 2" (2.92m x 3.12m)

Double glazed window to side elevation, carpeted, built-in wardrobes, cupboard housing wall mounted combination boiler.

LIVING ROOM

13' 4" x 11' 9" (4.07m x 3.59m)

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

KITCHEN

6' 1" x 8' 1" (1.87m x 2.47m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled splash back, tiled flooring.

AGENTS NOTE:

COUNCIL TAX

Band A.

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



LEASE INFORMATION:



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

Tenure: Leasehold

Landlord/Managing Agent: Cosgroves

Balance of Lease: 99 years remaining.

Ground Rent Charges: £225 per annum.

Ground Rent Review Period: TBC

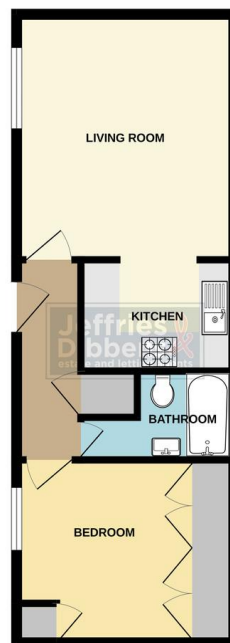
Maintenance/Service Charges: £1,300 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within service charge.

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 is intended other than green. Made with Metropix C2026

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH