



2F Lennox Mansions, Clarence Parade, Southsea, Hampshire

 FINE & COUNTRY

- An Elegant & Spacious Ground Floor Apartment
- Two Bedrooms & En-Suites
- Large Hallway/Dining Room
- 23' Living Room
- Private Enclosed Garden
- 1168 Sq Ft of Living Space
- Seafront Location
- Viewing Highly Recommended
- Council Tax Band B - Portsmouth City Council
- £425,000 - Leasehold

PROPERTY SUMMARY

No.2F is a stunning waterfront apartment arranged over the lower ground floor of an imposing landmark building facing Southsea Common, The Rose Gardens and waterfront. It was designed by A.E Cogswell, a notable English architect who was particularly active in the Portsmouth area during the Victorian period. Cogswell was renowned for the design of many of the Brickwood Public Houses in the area and was an enthusiast football fan, he was part of the founder members of the Portsmouth Association Football Club. Lennox Mansions is referred to as a property of architectural interest within the conservation area and the impressive apartment has a private, enclosed rear garden and provides 1168 sq ft of living space with a large hallway incorporating dining area, 23' living room, separate utility room, two bedrooms both with en-suites, a fully fitted kitchen with appliances and benefitting from 9'5" ceilings, spacious and light rooms, an enclosed rear garden and double glazing (where stated). Having a share of the freehold and a long lease, early viewing is strongly recommended to appreciate not only the accommodation but also the location on offer.

ENTRANCE

High brick retaining wall with two wrought iron pedestrian gates leading to front patio, central white wooden steps and decking leading up to primary entrance, to the right hand side is a paved area with flowering shrub borders, steps down to covered canopy and private main front door to 2F with frosted glazed panels and matching panel over leading to:



HALLWAY
Coir matted area, high ceiling with coving, tall contemporary radiator, wood laminate flooring, door opening leading to:

DINING ROOM / INNER HALLWAY
38' 2" (max) x 7' 5" (11.63m x 2.26m) Currently arranged as dining area, high ceiling measuring approx. 9'5", feature architraves and skirting boards, two tall contemporary style radiators, doors to primary rooms, wall up-lighters, double glazed door to side aspect.

LIVING ROOM
23' 5" x 15' 3" (7.14m x 4.65m) High ceiling measuring approx. 9'5", picture rail, ceiling coving, architrave, two double radiators, sash window to front aspect overlooking patio, wall up-lighters, central chimney breast with cast iron surround fireplace.

UTILITY ROOM
Range of shelving, space and plumbing for washing machine and tumble dryer.

BEDROOM 2
12' 1" x 11' 6" (3.68m x 3.51m) Double glazed window to rear aspect overlooking garden with double radiator under, range of built-in wardrobes to one wall with hanging space and shelving, drawers with mirror over, dressing table, high ceiling measuring approximately 9'5", door to:

EN-SUITE SHOWER ROOM
Fully ceramic tiled to walls and floor, shower cubicle with drench style hood and separate shower attachment, extractor fan, N/A concealed cistern w.c., chrome heated towel rail, wash hand basin with cupboards under, mirror fronted medicine cabinet.

KITCHEN
10' 5" x 9' 1" (3.18m x 2.77m) Comprehensive range of white fronted wall and floor units, inset 1½ bowl sink unit with mixer tap, integrated dishwasher with matching door, eye-level microwave/oven, integrated fridge and freezer with matching doors and tall larder cupboard to one side, inset four ring gas hob all with oven under, extractor hood, fan and light over, wall mounted cupboard housing Glow-worm boiler supplying domestic hot water and central heating (not tested), ceiling spotlights, extractor fan, ceramic tiled surrounds, gloss tiled flooring, double glazed window to side aspect with automated top opener, narrow range of built-in cupboards to one wall, interlinking door leading to inner hallway, tall radiator, ceiling coving.

BEDROOM 1
13' 8" x 13' 0" (4.17m x 3.96m) Floor to ceiling built-in headboard with shelving to one side, two tall contemporary style radiators, sliding double glazed door with full height panel to one side leading to courtyard garden.

EN-SUITE SHOWER/WET ROOM
Fully ceramic tiled to walls, vinyl flooring, floor drain away, shower drench style hood, separate shower attachment and body dryer, double glazed frosted window to side aspect, low level w.c., wash hand basin with drawer under, mirror fronted medicine cabinet over with lighting, contemporary style radiator.

OUTSIDE
To the rear is a garden with false grass, high fencing to all sides, shingled area with stepping stones, mature shrubs and bushes, the garden wraps round to the side of the apartment, side pedestrian gate to Florence Road, accessible from the dining area are double glazed doors leading to a further shingle garden enclosed by high brick retaining wall, cold water tap, storage areas.

TENURE
Leasehold - 989 years remaining, share of Freehold.

MAINTENANCE
£2,219.95 per annum.

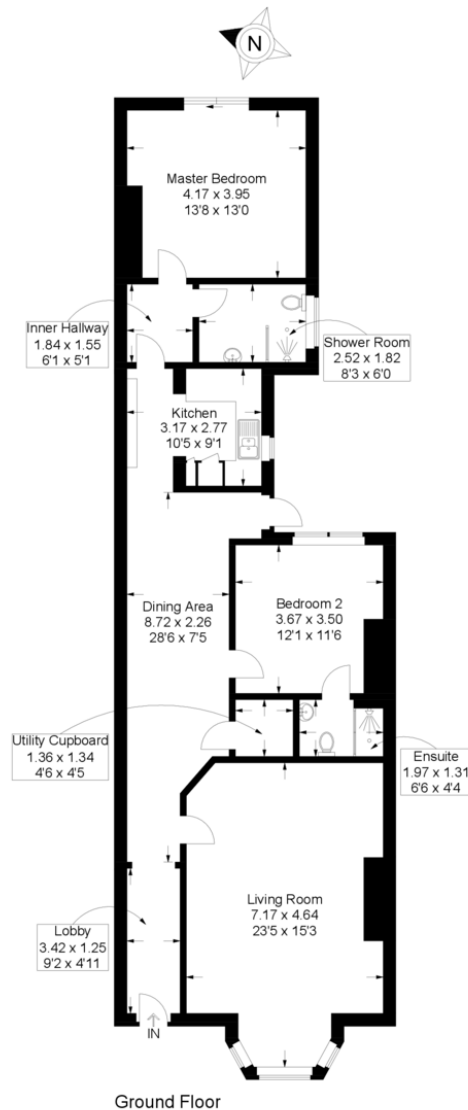
SERVICE CHARGE / GROUND RENT
N/A

AGENTS NOTES
Council Tax Band B - Portsmouth City Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



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Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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