

bushnell porter



Admirals Court 14-15 Clarence Parade Southsea PO5 3NR



- Communal entrance hall, Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge with picture window with Solent views
- Cream high gloss kitchen
- Front aspect second bedroom with Solent views
- Rear aspect master bedroom with roof top views
- Three piece bathroom suite
- Gas central heating and double glazing
- Allocated parking, seafront location with views



Independent Estate Agents

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Other Offices in Hampshire



A two bedroom triple aspect seafront second floor apartment with views across Southsea Common, The Solent and Isle of Wight beyond it also has the benefit of an allocated parking space and being sold with no forward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL security entrance phone, lift and stairs to all floors.

OWNERS ENTRANCE HALL panel effect doors with chrome furniture to all rooms, three storage cupboards, telephone point, communal entrance phone, central heating room thermostat, panelled radiator.

LOUNGE 16ft 4 (4.98m) x 17ft (5.17m) front aspect room via three double glazed windows, centre picture window with open views across Southsea Common, The Solent and Isle of Wight beyond, two panelled radiators, television point, archway leading through to kitchen.

KITCHEN 10ft (3.06m) x 9ft (2.74m) westerly facing side aspect room via double glazed window, kitchen comprising cream high gloss units, inset resin sink and drainer with chrome monobloc swan neck mixer tap over, granite effect solid work surfaces with stone effect tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, under pelmet lighting, built-in electric oven with four ring electric hob and integrated cooker hood over, space for washing machine, space for freestanding fridge/freezer, space for small dining table, vinyl flooring, cupboard housing wall mounted boiler.

BEDROOM 2 13ft 6 (4.12m) x 6ft 6 (1.98m) southerly front aspect room via double glazed window overlooking Southsea Common, The Solent and Isle of Wight beyond, panelled radiator.

BEDROOM 1 14ft 8 (4.47m) x 9ft 9 (2.93m) rear aspect room via double glazed window overlooking roof tops and towards Handleys Corner, panelled radiator, built-in bedroom furniture comprising his and hers wardrobes concealing hanging rail and storage shelf space, blanket cupboards over main bed area with bedside tables and display shelves.

BATHROOM 6ft 2 (1.89m) x 6ft 8 (2.04m) side aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with blue bevel edged tiled surround, chrome bath mixer with pop-up waste, further chrome shower mixer over, glazed screen, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, wood grain effect flooring, extractor fan.

OUTSIDE to the rear of the property, we are advised by the vendor that there is an allocated car parking space.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size, layout and views that this two bedroom second floor seafront apartment has to offer.

COUNCIL TAX – Portsmouth City Council – Band D - £2,291.71 (2026/2027)

LEASEHOLD

Lease length – 999 years from 1st January 2015

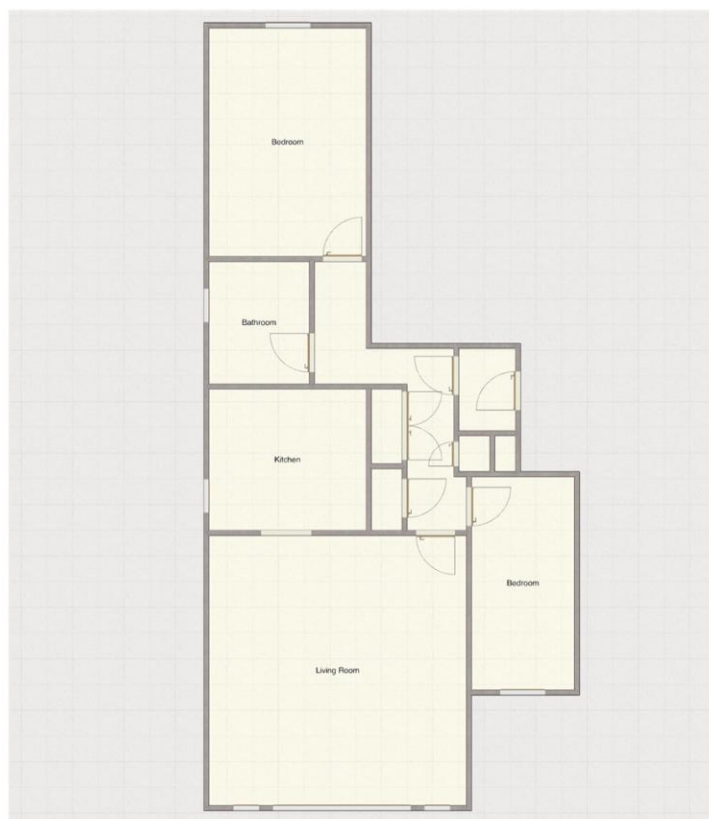
Maintenance charges – £3,575.44 Per annum (1st October to 30th September)

Ground rent – Nil

Share of freehold

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

