



**Guide Price**  
**£140,000**

**Leasehold**

1x  1x  1x 

**Clarendon Road,  
Southsea, Hampshire,  
PO4**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Own entrance
- Private courtyard garden
- Close proximity to seafront
- Ideally positioned close to local amenities and transport links
- Perfect opportunity for first time buyers and investors

## Accommodation

### LOWER GROUND FLOOR

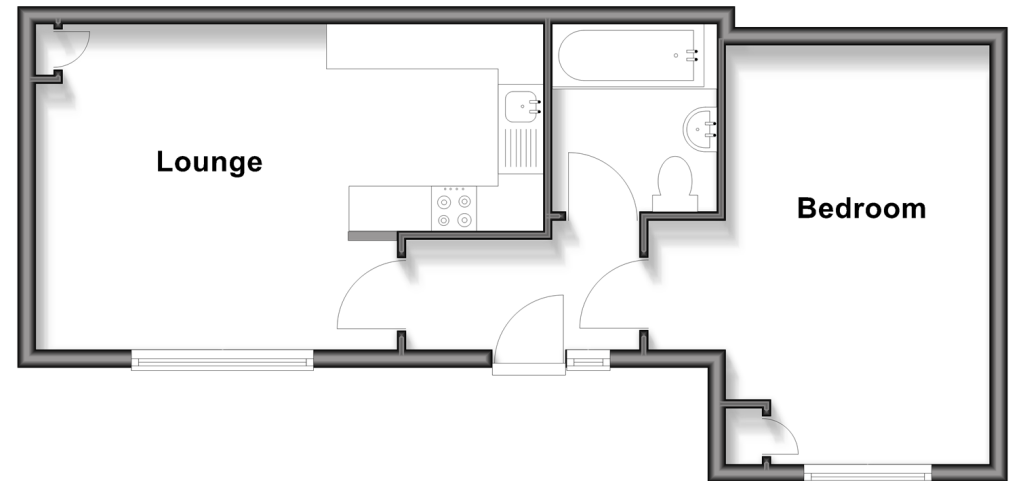
- Entrance Hallway
- Lounge: 11'9 x 11'1 (3.58m x 3.38m)
- Kitchen: 7'8 x 7'4 (2.34m x 2.24m)
- Bedroom: 15'4 x 9'5 (4.68m x 2.87m)
- Bathroom

### OUTSIDE

- Rear Courtyard Garden

### Lower Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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