



FOR SALE

£315,000

Flat 12, Queens Keep Clarence Parade,
Southsea, PO5 3NX.

Tenure: Share of Freehold

LAWSON
ROSE

ESTATE  AGENTS

LAWSON ROSE

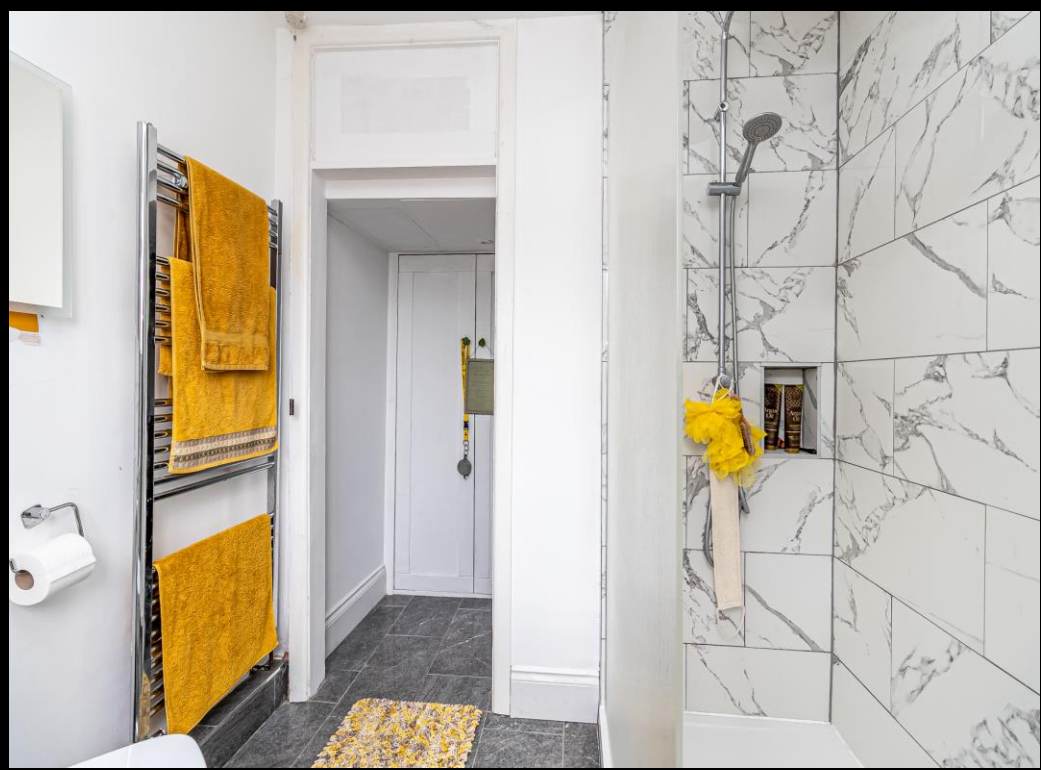
PROPERTY DESCRIPTION

This impressive top-floor apartment, situated in the heart of central Southsea, enjoys a prime position just moments from the seafront and within easy reach of the area's vibrant selection of bars, restaurants, cafés and boutique shopping. Boasting breathtaking panoramic views across the Solent and towards the Isle of Wight, this exceptional home further benefits from lift access, permit parking available within the area and a share of the freehold. Located within Queens Keep on Clarendon Road, the apartment welcomes you via an inviting entrance hallway, providing access to two well-proportioned bedrooms, including a generous principal bedroom, both enjoying stunning far-reaching views. There is also a stylishly fitted shower room, finished to a high standard. The standout feature of the property is undoubtedly the bright and spacious open-plan living area, perfectly designed for both relaxing and entertaining. This impressive space flows seamlessly into a contemporary fitted kitchen, while the large bay window frames the spectacular coastal outlook, creating a truly memorable backdrop. Offering an enviable coastal lifestyle in one of Southsea's most sought-after locations, this wonderful apartment could make an ideal first-time purchase, seaside retreat or downsizing opportunity. Internal viewing is highly recommended to fully appreciate everything this superb home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

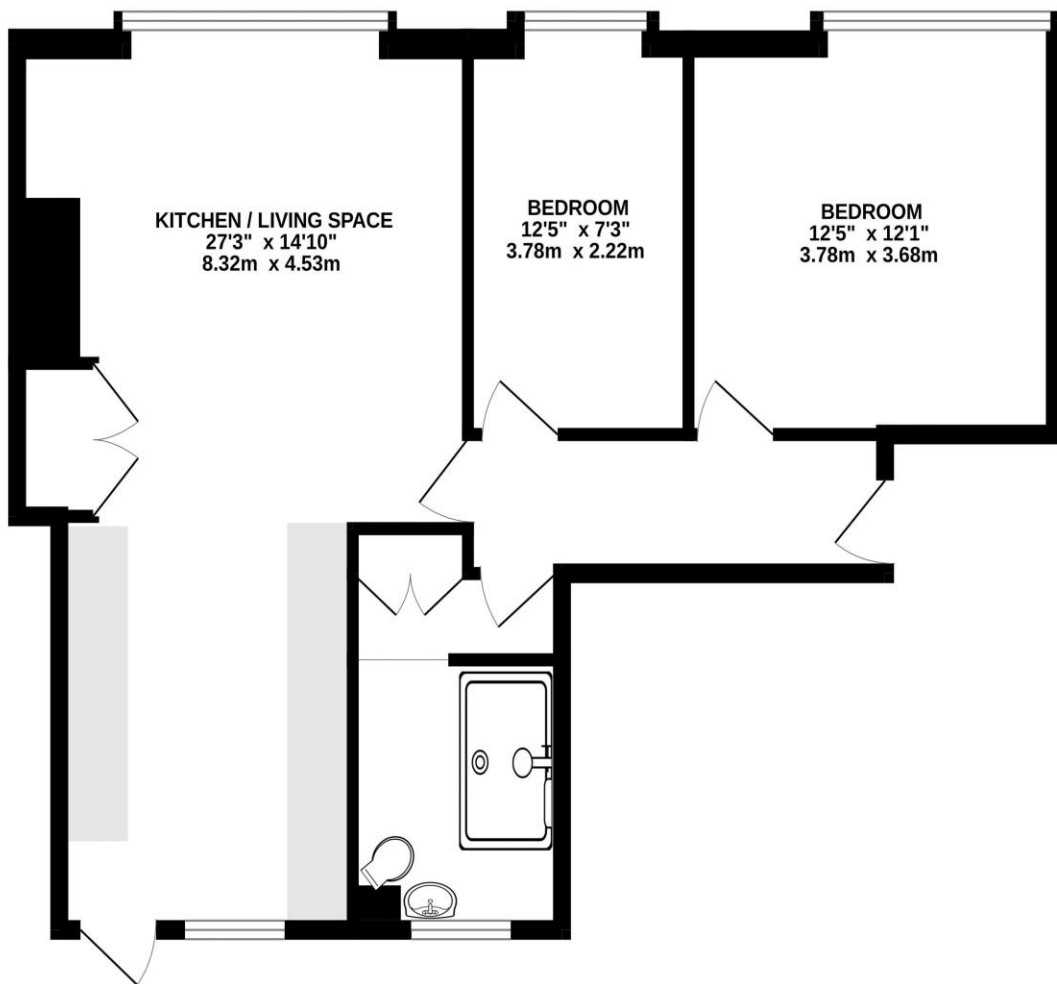
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Share Of Freehold
- Term: From and including 28 May 1982 to and including 27 May 2984 – 958 Years
- Management Company: DACK
- Service Charge: £2,464.42 P/A
- Ground Rent: N/A
- Conservation Area: The Seafront, Southsea





FLAT 12



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 or efficiency can be given.
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12 QUEENS KEEP, CLARENCE PARADE, SOUTHSEA, PO5 3NX		Energy rating	
		E	
Valid until 17.03.2031			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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