

BALMORAL COURT

43 CLARENCE PARADE | SOUTHSEA | PO5 2ES



£239,950
Leasehold

- Lovely Two Bedroom Ground Floor Apartment
- Fabulous Seafront Location : Private Garage
- Spacious Living Room & Fitted Kitchen
- Two Double Bedrooms both with Fitted Wardrobes
- Modern Bathroom with Over Shower
- Gas Central Heating & Double Glazing
- Direct Access to Communal Gardens & Cycle Store
- No Forward Chain



In Brief

This remarkably spacious two-double-bedroom apartment at 2 Balmoral Court offers a fantastic amount of living space in a highly desirable Southsea location. Situated just a short, easy walk from the seafront and beach, the property provides a generous and comfortable layout that is perfect for anyone looking to enjoy a relaxed coastal lifestyle without sacrificing room to move.

Inside, the impressive proportions are immediately clear, highlighted by two genuinely large double bedrooms that easily accommodate substantial furniture, wardrobes, or a home workspace.

The expansive layout creates a versatile interior environment, making it an excellent opportunity for buyers or investors who prioritize square footage and a functional, uncompromised floor plan in a high-demand area.

Location and practicality round out this impressive package, with Southsea's vibrant mix of local shops, independent cafes, and daily amenities just around the corner.

Additionally, the property includes its own private garage—a massive bonus for central Southsea that delivers highly coveted secure parking or invaluable extra storage space.

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KEY FACTS

Tenure: Leasehold with a share of the freehold

Council Tax Band: B

EPC Rating: D

Charges: Circa £2000 p.a. (not verified)



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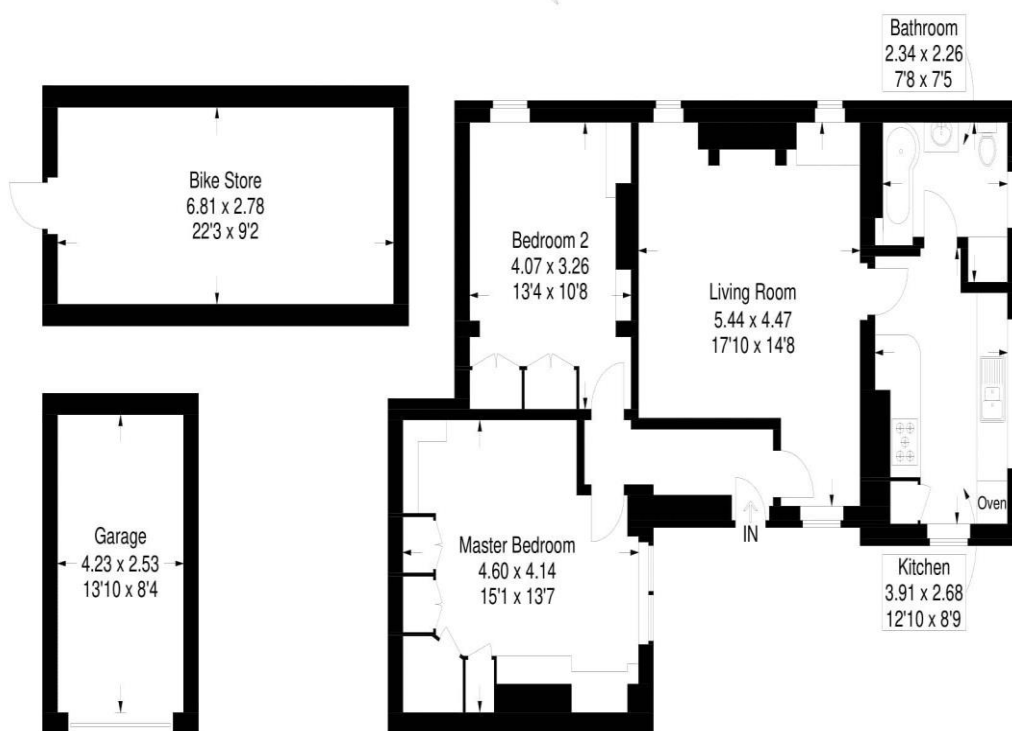


Balmoral Court, Clarence Parade, Southsea

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft

Outbuildings = 30.2 sq m / 325 sq ft

Total = 105.4 sq m / 1135 sq ft



Outbuildings

Ground Floor

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.

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