



Nesbits

Established 1921

Flat 5 The Anchorage, 37a Clarendon Road, Southsea, PO5 2ED

Price £172,500

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FANTASTIC LOCATION right in the heart of SOUTHSEA TOWN CENTRE for this spacious and well-appointed ONE BEDROOM TOP (2nd) FLOOR CHARACTER APARTMENT with attractive outlook, replacement double-glazing, gas central heating, secure entry, useful storage, 22ft living room incorporating equipped kitchen, and the considerable asset of an ALLOCATED CAR SPACE. The apartment is one of just five units (above a dental practice) within a substantial and imposing late-Victorian corner property occupying a prominent position at the junction of Clarendon Road with Lennox Road North - just a few minutes level walk from Palmerston Road Shopping Precinct and a similar distance from The Common. This exceptionally convenient Conservation Area address (No. 2, Owen's Southsea) places a wide range of public amenities within a radius of some one mile only, including: The Seafront, recreation facilities, shops and eateries, main-line stations, various schools, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth.



A first-class example of its type, this opportunity will appeal to a variety of buyers. Available with the benefit of NO ONWARD CHAIN, it is considered ideal for down-sizers or those looking for their first home; alternatively, with a projected rental return of around £1,100 p.c.m., it will be of interest to investors also. Full details are given as follows and early enquiry is urged:

Balustraded steps up to period, panelled and part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

LOBBY

And through to:

COMMON HALLWAY

Balustraded staircase to upper floors.

FLAT 5

ENTRANCE HALL

Built-in storage cupboard with circuit breakers. Security intercom telephone.

LARGE SHOWER ROOM & W.C.

14'3 x 5'8 (4.34m x 1.73m)

Contemporary white suite comprising: pedestal handbasin with mixer tap, low flush w.c., and open shower with independent mixer. Vertical radiator/towel rail. 'Glow-Worm' gas fired

central heating and hot water boiler. Eaves storage. 'Velux' double-glazed roof window.

BEDROOM

11'7 x 9'8 (3.53m x 2.95m)

'Velux' double-glazed roof window. Single panel radiator. Access to generous and very useful LOFT STORAGE AREA.

LIVING ROOM/KITCHEN

22'11 x 11'3 (6.99m x 3.43m)

A dual-aspect room having 'Velux' double-glazed roof window to the side and a pair of square dormers to the front each with UPVC replacement double-glazing. One double and one single panel radiator.

Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink having mixer tap, electric double oven, 4-ring ceramic hob with extractor canopy, washing machine and refrigerator.

OUTSIDE

CYCLE SHED

BIN STORE

ALLOCATED CAR PARKING SPACE having vehicular access via Lennox Road North.

NOTE: This space must be kept clear to enable refuse collection when scheduled.

GENERAL INFORMATION

Tenure: 999 years leasehold from 25th December 2006.

Service Charge: £1,238.20 p.a.

Ground Rent: a peppercorn.

COUNCIL TAX

Band 'A' - £1,527.80 p.a. (2026/27).

EPC

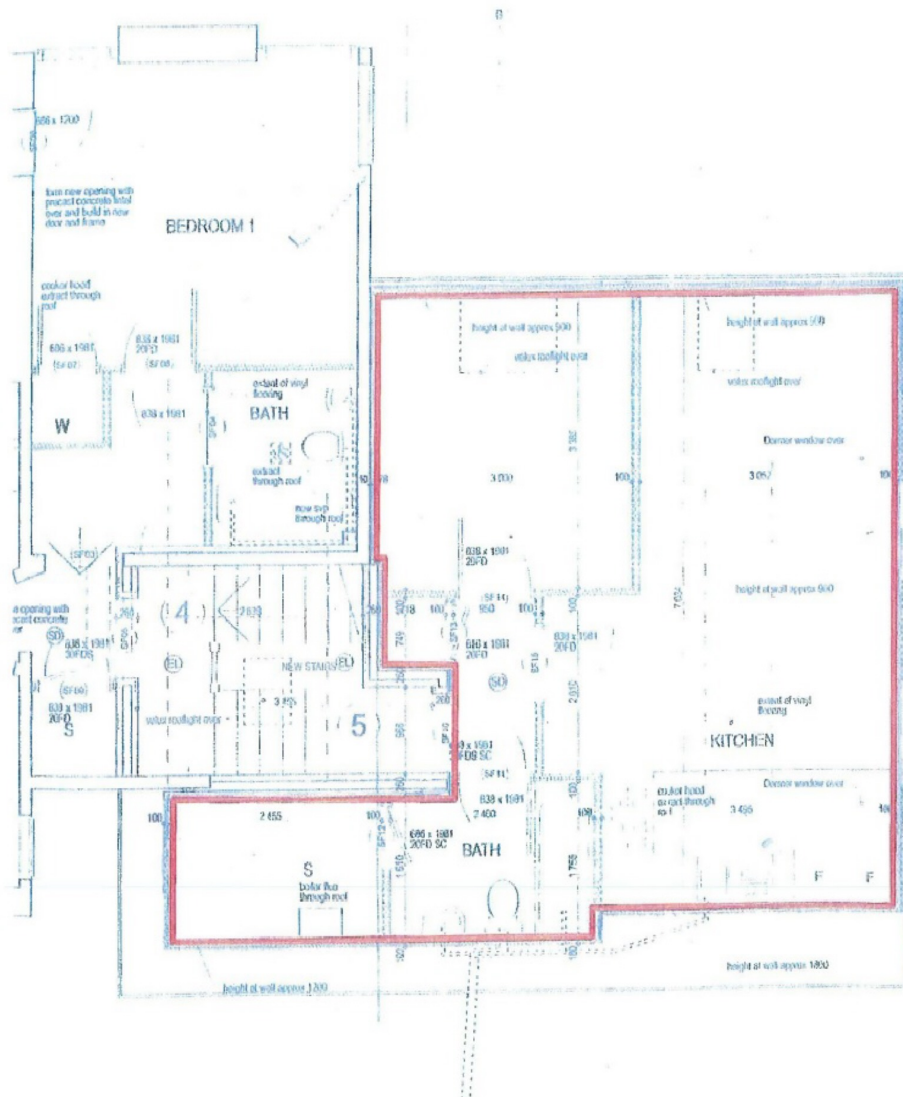
Energy Rating 'C' (Floor Area 48 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17876/051335)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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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