



**FLAT 5, 10, MARY ROSE LODGE CLARENCE PARADE  
SOUTHSEA, PO5 3NU**

**£1,250 PCM**



Nestled in the desirable area of Clarence Parade, Southsea, this charming apartment offers a delightful blend of comfort and coastal living. Spanning an impressive 775 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

Upon entering, you are welcomed into a spacious lounge that provides a perfect space for relaxation and entertaining. The kitchen is conveniently located, allowing for easy meal preparation and socialising with guests.

This apartment boasts two bathrooms, including a separate shower room, ensuring that both residents and visitors can enjoy privacy and convenience. The thoughtful layout enhances the overall functionality of the space, catering to modern living needs.

One of the standout features of this property is its enviable seafront location. Residents can relish the stunning views and the refreshing sea breeze, with the beach just a stone's throw away. Southsea is known for its vibrant community, offering a variety of shops, cafes, and recreational activities, making it a wonderful place to call home.

In summary, this apartment on Clarence Parade presents an excellent opportunity for those looking to embrace a coastal lifestyle in a well-appointed living space. With its prime location, ample amenities, and comfortable layout, it is sure to attract interest from a range of potential buyers or renters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings  
97 Albert Road  
Southsea  
Hampshire  
PO5 2SG

02392 830888  
lettings@christieuk.com  
www.christieuk.com

