



## Clearwater Apartments

South Parade, Southsea, PO4 0SN

Offers In Excess Of

**£325,000**

Rarely available opportunity to purchase a two bedroom penthouse apartment in a Grade II listed building, with large roof terrace, offering amazing panoramic views of Southsea seafront and surround, with the added benefit of an allocated parking space in secure car park. Viewing essential. NO ONWARD CHAIN.



# Property Features

- Stunning Roof Terrace
- Seafront Location
- Gas Central Heating
- NO FORWARD CHAIN
- Possible Investment Opportunity
- Two Double Bedrooms
- Modern Kitchen
- Secure Allocated Parking Space
- Penthouse Apartment

## OVERVIEW

Rarely available, beautifully positioned two double bedroom penthouse apartment with roof terrace, situated along the seafront, overlooking, the Solent and the Isle of Wight.

Originally built in 1862, this Thomas Ellis Owen building was converted in 2002 into individual apartments. This third-floor apartment offers spacious accommodation of 2 double bedrooms, lounge, separate kitchen and bathroom, and the additional stunning feature is the roof terrace, which offers unparalleled views of Southsea seafront and surround.

The apartment is situated in central Southsea, and therefore the beach, restaurants, cafes and bars are all within walking distance. Further benefits include, double glazing, gas central heating, dual aspect to front and rear of the property and an allocated parking space situated in secure car parking area behind the building.

Viewing is a MUST to appreciate all this apartment has to offer.

## ENTRANCE HALL

11' 9" x 8' 2" (3.6m x 2.5m) Welcoming entrance hall with doors off to all rooms. Light wood laminate flooring with attractive spiral staircase leading to roof terrace. Neutral décor and inset spotlights to ceiling. Door entry system and radiator. Cupboard housing meters/fuse box.

## LIVING ROOM

15' 7" x 10' 2" (4.75m x 3.11m) Spacious living room with South facing aspect, and double-glazed window overlooking seafront. Decorated in neutral décor, with light wood laminate flooring, inset spotlights to ceiling and finished with chrome switches and sockets. Radiator.

## KITCHEN

15' 1" x 11' 9" (4.6m x 3.6m) Modern fitted kitchen with beech fronted units and contrast worktop with inset Reginox composite sink. Double glazed window which has views of Southsea towards the Spinnaker Tower. Built in appliances to include Smeg gas hob and extractor, Smeg electric fan oven and under counter fridge/freezer. The kitchen is decorated in neutral décor with tiled splashback and light wood laminate flooring. Inset spotlights to ceiling and radiator.

## BEDROOM ONE

15' 5" x 10' 0" (4.71m x 3.05m) Good size double bedroom with South facing views via double glazed window, towards the seafront. This spacious room is decorated in a neutral colour scheme with neutral carpet. Chrome spotlight bar to ceiling and radiator.



## BEDROOM TWO

14' 4" x 9' 11" (4.38m x 3.03m) Further double bedroom with views across Southsea towards the Spinnaker Tower. Decorated in neutral colour scheme and carpet, with ceiling spotlight bar. Double glazed window and radiator.

## BATHROOM

7' 3" x 6' 2" (2.23m x 1.90m) Modern fitted bathroom with white suite consisting of bath with mixer tap and shower over, glass shower screen. Pedestal wash hand basin and low-level WC. Fully tiled walls with contrast tiled flooring. Heated towel rail. Wall mirror, shelf and shaver socket. Inset spotlights to ceiling and extractor fan fitted.

## ROOF TERRACE

20' 11" x 14' 9" (6.4m x 4.5m) Generous roof terrace offering 360-degree views of Southsea seafront and surround. The roof terrace is accessed via the circular staircase from the entrance hall and through the roof hatch. Grey and black tiled floor with black wrought iron rails to surround. This is the ideal spot to sit and enjoy the stunning views of Southsea and across to the Isle of Wight.

## ALLOCATED PARKING

Allocated parking space situated behind security gates.



## MATERIAL INFORMATION

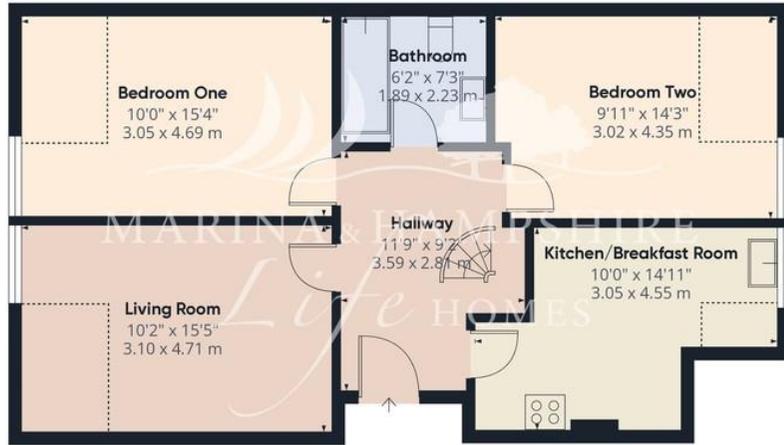
- Price (£) - OIEO £325,000
- Tenure - Leasehold
- Length of lease (years remaining) – 101 Years
- Annual ground rent amount (£)150
- Ground rent review period (year/month) – Every 25 years from 2003
- Annual service charge amount (£) 3216.90 (reviewed December, yearly)
- Council tax band (England, Wales and Scotland) - Band C
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- One Allocated Parking Space - 13  
Additional parking permits available to purchase for street from Portsmouth City Council for approx. £30 for the first car.
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety- No issues reported
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

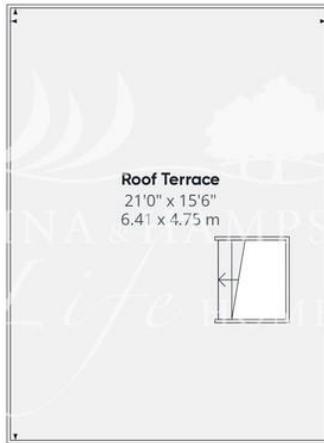
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
702.34 ft<sup>2</sup>  
65.25 m<sup>2</sup>

**Balconies and terraces**  
313.77 ft<sup>2</sup>  
29.15 m<sup>2</sup>

**Reduced headroom**  
89.45 ft<sup>2</sup>  
8.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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