



20, Pendragon Apartments 57-60 Clarence Parade
Southsea, PO5 2HR
Asking Price £350,000

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Sales, Rentals and Block Management

3 DOUBLE BEDROOM SEAFRONT APARTMENT WITH WATER VIEWS, WHICH BENEFITS FROM GARAGE, LIFT TO ALL FLOORS, NO CHAIN AND 26'9 X 7'8 ROOF TERRACE. Conveniently located in central Southsea just a short walk to seafront and Southsea Common. Other amenities and attractions nearby include Palmerston Road Shopping Precinct, cafes, bars, restaurants, Waitrose, Library, mainline train stations, Gunwharf Quays Shopping & Leisure Complex. The accommodation comprises 3 double bedrooms, fitted kitchen, bathroom and lounge with large bay window offering delightful views over Southsea Common towards The Solent.



Communal Entrance

Security intercom providing access to communal entrance hall, stairs and lift to second floor.

Entrance Hall

Good size hall with wall mounted security entry handset, fitted cupboards, fitted carpet, opening to:

Storage Area/Study

6'5 x 4'8 (1.96m x 1.42m)

This useful area could be used for storage or small space to work from home.

Lounge/Dining Room

15'3 into bay x 16'6 (4.65m into bay x 5.03m)

Large double glazed bay window to front offering delightful views over Southsea Common towards the Solent. Wooden flooring, radiator, spotlights, wall mounted thermostat control, opening to:

Kitchen

12'7 x 6' (3.84m x 1.83m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, space for fridge freezer, plumbing for washing machine, integrated dishwasher, part tiled walls, wooden flooring, spotlights, double glazed window to side.

Bedroom 1

13'1 x 10'9 (3.99m x 3.28m)

Double glazed window to side, fitted carpet, radiator.

Bedroom 2

12'3 x 12'8 (3.73m x 3.86m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 3

11'1 x 9'9 + door recess (3.38m x 2.97m + door recess)

Double glazed window to rear, fitted carpet, radiator.

Bathroom

6'6 x 6 (1.98m x 1.83m)

White suite comprising bath with shower attachment, shower screen, WC, wash hand basin, new UPVC partially panelled walls, vinyl flooring, double glazed window to side, ladder radiator, extractor, spotlights.

Roof Terrace

26'9 x 7'8 (8.15m x 2.34m)

Great size outside space with delightful views over Southsea Common. Outside tap.

Garage

19'4 x 8'6 (5.89m x 2.59m)

Electric up and over door, light, power, shelving.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/01/2000 - 99 Years remaining approximately

Service Charge - £1933pa - Includes buildings insurance

Ground Rent - £150pa

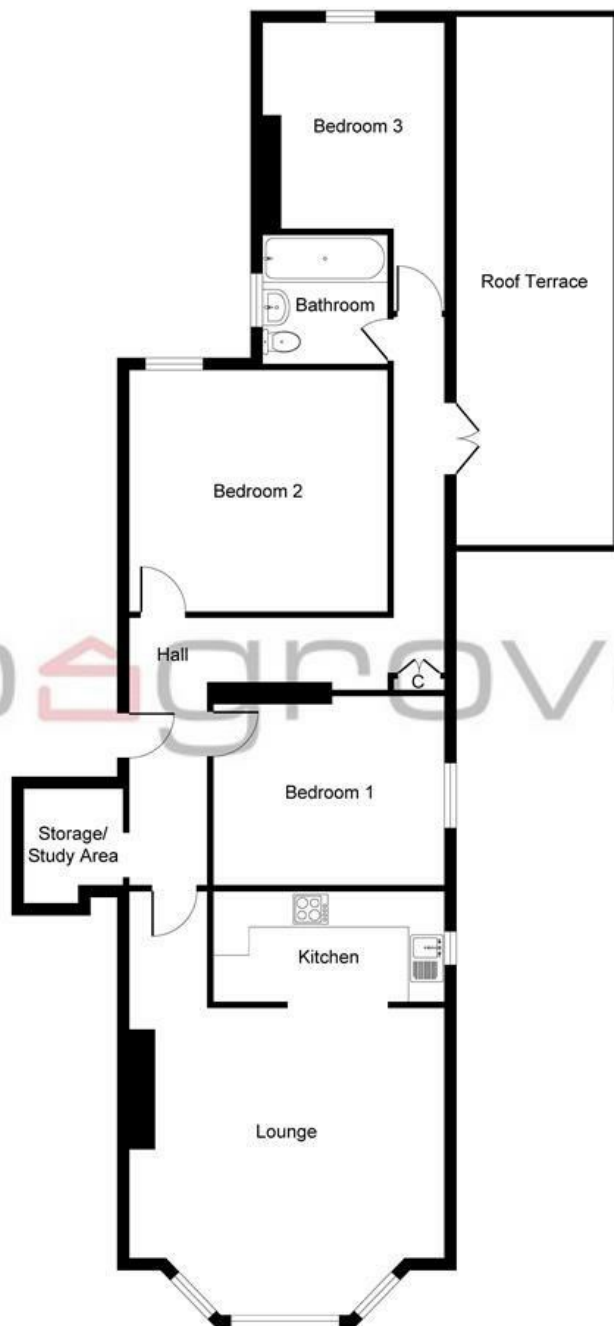
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







Pendragon Apartments, 57-60 Clarence Parade, Southsea, PO5 2HR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827

Email: info@cosgroves.co.uk

www.cosgroves.co.uk