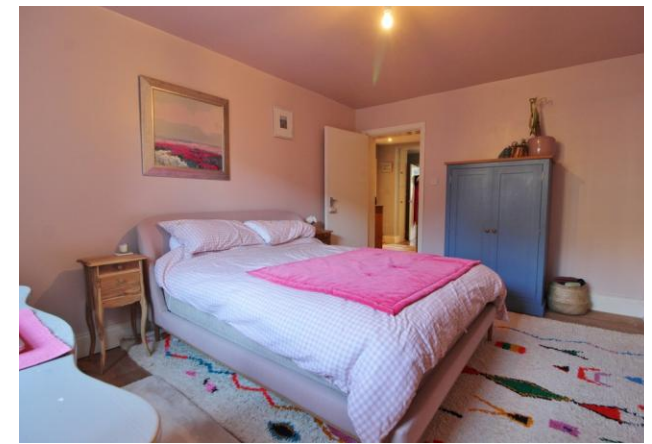


£347,500
53a Clarence Parade
Southsea, PO5 2EU

GROUND FLOOR FLAT WITH PRIVATE GARDEN & PARKING! If you're looking for a property that you are able to stroll to the seafront, or take advantage of all that Southsea shopping has to offer, then this is the place for you! This lovely ground floor property is situated along Clarence Parade, Southsea, adjacent to Southsea Common and benefits from having it's own private entrance. Offering spacious accommodation throughout, the property briefly comprises; two bedrooms, separate dining room, 18ft x 11ft (approx.) lounge with views out across Southsea Common, modern fitted kitchen, contemporary shower room and en-suite to the master bedroom. Further features include majority double glazing, gas central heating via a 'Vaillant' combination boiler, large private garden, and a highly desirable off road parking space! An internal viewing is highly recommended, call our Marmion Road branch today to arrange to take a look!





PRIVATE ENTRANCE Via Lennox Road South through private garden.

ENTRANCE PORCH 5' 7" x 5' 3" (1.72m x 1.62m) Double glazed windows to side and front elevation, double glazed entrance door, fitted cupboard and shoe rack, tiled flooring, through to:-

KITCHEN 14' 6" x 7' 4" (4.43m x 2.25m) Modern fitted kitchen comprising a range of white high gloss wall and base level units incorporating solid wood work surfaces, one and a half bowl resin sink and drainer unit with mixer tap, space and plumbing for washing machine, spaces for fridge/freezer and 'Range' style cooker, tiled to principal areas and tiled flooring, double glazed window to rear elevation (overlooking garden), heated towel rail, through to:-

DINING ROOM 16' 9" x 8' 11" (5.12m x 2.73m) Doors to all rooms, radiator, borrowed light window to lounge, engineered oak flooring, built-in linen cupboard.

LOUNGE 18' 7" x 11' 7" into recess (5.67m x 3.55m) Double glazed window to front elevation with views out across Southsea Common, bespoke window shutters, radiator, engineered oak flooring, borrowed light window to dining room.

BEDROOM ONE 14' 11" x 11' 7" excluding wardrobe depth (4.56m x 3.54m) Sash windows to rear elevation (overlooking garden), built-in wardrobe, radiator, engineered oak flooring, wall mounted 'Vaillant' combination boiler, door to:-

EN-SUITE 3' 1" x 8' 11" (0.95m x 2.74m) Modern suite comprising built-in shower cubicle with thermostatic shower mixer, combined vanity unit housing WC and hand basin, extractor fan, radiator with heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM TWO 14' 6" x 5' 6" (4.42m x 1.68m) Double glazed window to front elevation with views out across Southsea Common, bespoke window shutters, radiator, engineered oak flooring.

SHOWER ROOM 9' 7" x 4' 10" at widest point (2.93m x 1.48m) Obscure double glazed window to side elevation, contemporary open shower cubicle with glass screen, thermostatic shower with over-sized shower head, close coupled WC, wash basin with mixer tap in vanity unit, heated towel rail, extractor fan, contemporary panelling to principal areas and vinyl flooring.

STORAGE/CUPBOARD 10' 11" x 3' 10" (3.34m x 1.17m) Panelled walls and vinyl flooring, light.

PRIVATE GARDEN Enclosed by brick walls, laid to lawn with tiled pathway and patio area, mature shrub and tree borders with additional patio area, double glazed door to entrance porch.

PARKING Off road parking for one vehicle.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LEASE INFORMATION

Tenure: Leasehold.

Landlord/Management Company:

Clarence Parade Management Associates Ltd.

Balance of Lease: 141 years remaining.

Service Charge: £1,100 per annum.

Service Charge Review Period: Annually.

Ground Rent: N/A.

Ground Rent Review Period: N/A.

Building Insurance: Included within Service Charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchange of contracts.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

Leasehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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
WWW.EPC4U.COM		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbns**
estate and letting agents

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