

1 Clarendon Mews Clarendon Road
Southsea, PO5 2PX
Asking Price £395,000

cosgroves
Sales, Rentals and Block Management

3/4 BEDROOM FAMILY HOME WITH INTEGRAL GARAGE FOR OFF ROAD PARKING. Conveniently located in Central Southsea just a short walk to seafront, Canoe Lake, Mayville High School, Albert Road, Kings Theatre, bus routes, Waitrose and Palmerston Road, which offers a selection of shops, bars, restaurants, cafes, coffee shops and library. The ground floor accommodation comprises entrance hall, cloakroom, shower, utility room, and bedroom. The first floor comprises a good size double aspect lounge with Juliet balcony, fitted kitchen and double aspect dining room with Juliet balcony. The second floor comprises a family bathroom, double aspect master bedroom with en-suite shower room. The double aspect rear bedroom also has a dressing room, which could easily be turned back into a fourth bedroom. Other benefits include double glazing, gas central heating and enclosed rear garden.







Entrance Hall
Double glazed front door, stairs to first floor with under stairs storage area, radiator.

Cloakroom 6' x 2'6 (1.83m x 0.76m)
WC, wash hand basin, double glazed window to front, radiator.

Bedroom 3 9'4 x 8'7 (2.84m x 2.62m)
Double aspect room with double glazed window to side and double glazed patio doors leading to garden. Radiator.

Utility Room 6'1 x 5'9 (1.85m x 1.75m)
Single drainer stainless steel sink unit with work top, plumbing for washing machine, space for freezer or tumble dryer.

Shower 2'9 x 2'8 (0.84m x 0.81m)
Shower cubicle with electric shower.

First Floor Landing
Stairs to top floor landing, radiator.

Lounge
17'3 max x 17'6 into bay (5.26m max x 5.33m into bay)
Double aspect room with double glazed bay window to side, double glazed window to front, double glazed patio doors to front to Juliet balcony. Mantlepiece surround, radiator, double doors to:

Dining Room 12'5 x 8'1 (3.78m x 2.46m)
Double aspect room with double glazed window to side, double glazed patio doors to rear leading to Juliet balcony, laminate flooring, radiator, archway to:

Kitchen 9'3 x 6'4 (2.82m x 1.93m)
One and a half bowl sink unit with wall and base cupboards, drawers and work surfaces over. Gas cooker, space for fridge, part tiled walls, Potterton gas boiler, laminate flooring, double glazed window to rear.

Second Floor Landing
Hatch to loft.

Bedroom 1 12'6 x 8'7 (3.81m x 2.62m)
Double glazed windows to front and side, radiator, built in wardrobe.

En Suite Shower Room 4'6 x 4' (1.37m x 1.22m)
Shower cubicle, wash hand basin, radiator, tiled flooring, part tiled walls.

Bedroom 2 12'8 x 8'8 (3.86m x 2.64m)
Double glazed windows to rear and side, built in wardrobe, archway to:

Dressing Room/Formally Bedroom 4 9'4 x 5'9 (2.84m x 1.75m)
Double glazed window to rear, radiator.

Family Bathroom 8'6 x 5'10 (2.59m x 1.78m)
Suite comprising bath, wash hand basin, WC, part tiled walls, laminate flooring, radiator, double glazed window to front, cupboard housing hot water tank and shelving.

Garden 20'6 x 18'5 (6.25m x 5.61m)
Enclosed rear garden with walled and fenced boundaries, patio, outside tap.

Garage 17'8 x 8'5 (5.38m x 2.57m)
Up and over door, light, power, double glazed window to side, electric meter and door to entrance hall.

Additional Information
Tenure - Freehold

Council Tax - Band D

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.







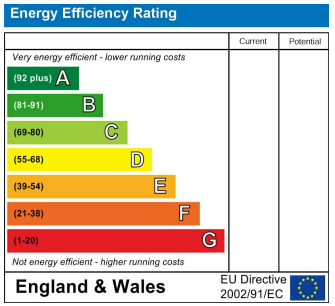


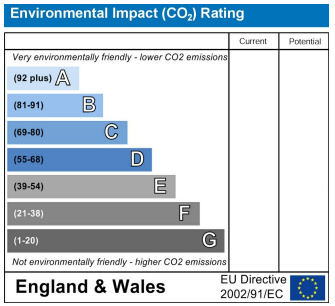




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