



# DACK

Sales | Lettings | Management

ST MARTINS HOUSE, CLARENCE PARADE, SOUTHSEA,  
PORTSMOUTH, PO5 2EZ

**2 BEDROOM 3<sup>RD</sup> FLOOR SEAFRONT APARTMENT**





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St Martins House  
Clarence Parade  
Southsea  
Portsmouth  
PO5 2EZ

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- Third Floor Apartment
  - Two Bedrooms
  - Balcony
  - Lift to all floors
  - Garage
  - No Forward Chain
- 

Two bedroom apartment positioned on the third floor of St Martins House on Clarence Parade. This purpose built apartment benefits from lift access along with a balcony accessed from the living room.

Clarence Parade is located in the heart of Southsea with the seafront, Southsea common and Palmerston road shops and restaurants located a short walk away.

Offering electric heating and double glazing throughout this property is in need of cosmetic updating, offering the potential to create a fantastic home for those considering downsizing or relocating to the area.

This property further benefits from a private garage and is offered with no forward chain.

### ENTRANCE HALL

Front door leading to "L shaped" hallway with substantial storage cupboards, secure phone entry system, doors leading to all rooms.

### LIVING ROOM

4.28m x 4.07m (14'1" x 13'4")

Fantastic space to relax or entertain while taking in the views on offer. A well-proportioned room with sliding doors leading to balcony offering views across Southsea common and onto the Solent.

### BALCONY

3.93m x 0.96m (12'11" x 3'2")

Solely accessed from the living room.

### KITCHEN

3.77m x 3.10m (12'4" x 10'2")

Situated to the rear of the apartment you are presented with a fitted kitchen with a range of base units offering ample storage. Electric oven, electric hob with extractor over, vinyl flooring, double glazed.

**BATHROOM**

2.05m x 1.62m (6'9 x 5'4)

Located off the main hallway offering bath with shower over, WC, hand wash basin, extractor and heated towel rail. Fully tiled walls and floor.

**BEDROOM**

4.00m x 3.09m (13'1 x 10'2)

Double bedroom with built in wardrobes situated to the front of the building offering views to front aspect.

**BEDROOM**

3.30m x 2.82m (10'10 x 9'3)

Double bedroom located to the rear of the building, views into city.

**OUTSIDE**

Private single garage to rear. Accessed via Auckland Road East with rear pedestrian access to building.

**FURTHER DETAILS**

Lease Term:	945 years remaining (approx.)
Managing Agent:	Dack Property Management
Property Tenure:	Leasehold
Service Charge:	£2352 (approx.)
Ground Rent:	£0

**PLEASE NOTE**

The above information has been provided by the vendor. This information will be validated by your solicitor during the conveyancing process. Dack Property Management Limited has produced these details based on the evidence provided and is to the best of our knowledge at the time of production.

**SOLICITOR**

Instructing the right solicitor to handle your purchase is integral to ensuring a smooth transaction. Dack Property Management Limited work closely with local, independent solicitors, who would be more than happy to quote for the work involved. We do not recommend other businesses lightly and have full confidence in their ability to provide a professional and personal service. Please contact us if you would like to discuss further.

**FINANCIAL SERVICES**

We are proud to work with an independent financial advisor who has access to a large number of lenders who can provide products tailored to your specific needs. Please contact us if you would like to arrange a free no obligation appointment or to discuss further.

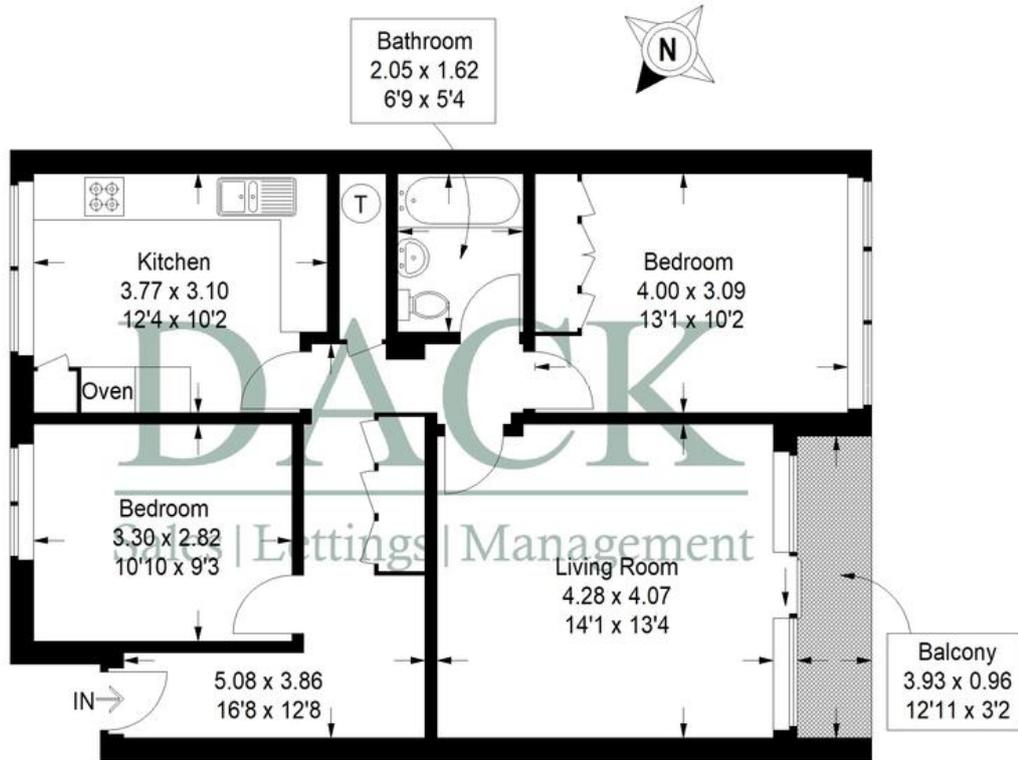
**OFFER CHECK**

Should you be considering submitting an offer please make contact with the office as soon as possible. We are obliged to our sellers to confirm any potential buyers' position before submitting any offer.



# St Martins House, Clarence Parade, Southsea

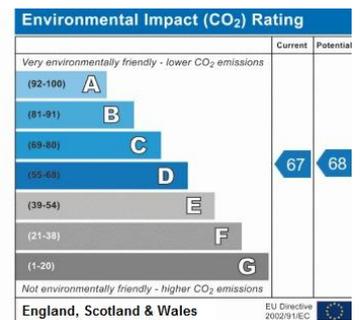
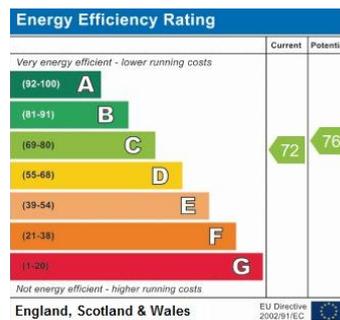
Approximate Gross Internal Area  
70.8 sq m / 762 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID482165)

Tenure:	Leasehold
Council Tax:	Band C
Local Authority:	Portsmouth City Council



## Opening Times

Monday – Friday: 9:00am – 5:30pm

Saturday: 9:00am – 3:30pm

Flexible viewings by appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements