



FOR SALE

£325,000

112c Clarendon Road,
Southsea, PO4 0SE.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Found in the heart of Southsea on the popular Clarence Road, this impressive three-bedroom terraced home offers both comfort and convenience. Just moments from the seafront, pier, and promenade, it's perfectly positioned to enjoy the very best the area has to offer—making it an ideal family home or seaside retreat. Set over three floors, the property boasts a spacious open-plan L-shaped living area, seamlessly leading to a private west-facing balcony—perfect for enjoying afternoon sun. The fitted kitchen/breakfast room, enhanced by a large bay window, provides a bright and welcoming space for dining. Upstairs, three generously sized bedrooms are complemented by a stylish, modern shower room. Additional features include double glazing, gas central heating, an external store, and a rare advantage in Southsea—a carport for off-road parking. This unique home truly needs to be seen to be fully appreciated. For more information or to arrange a viewing, contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Car Port/ Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Conservation Area: East Southsea



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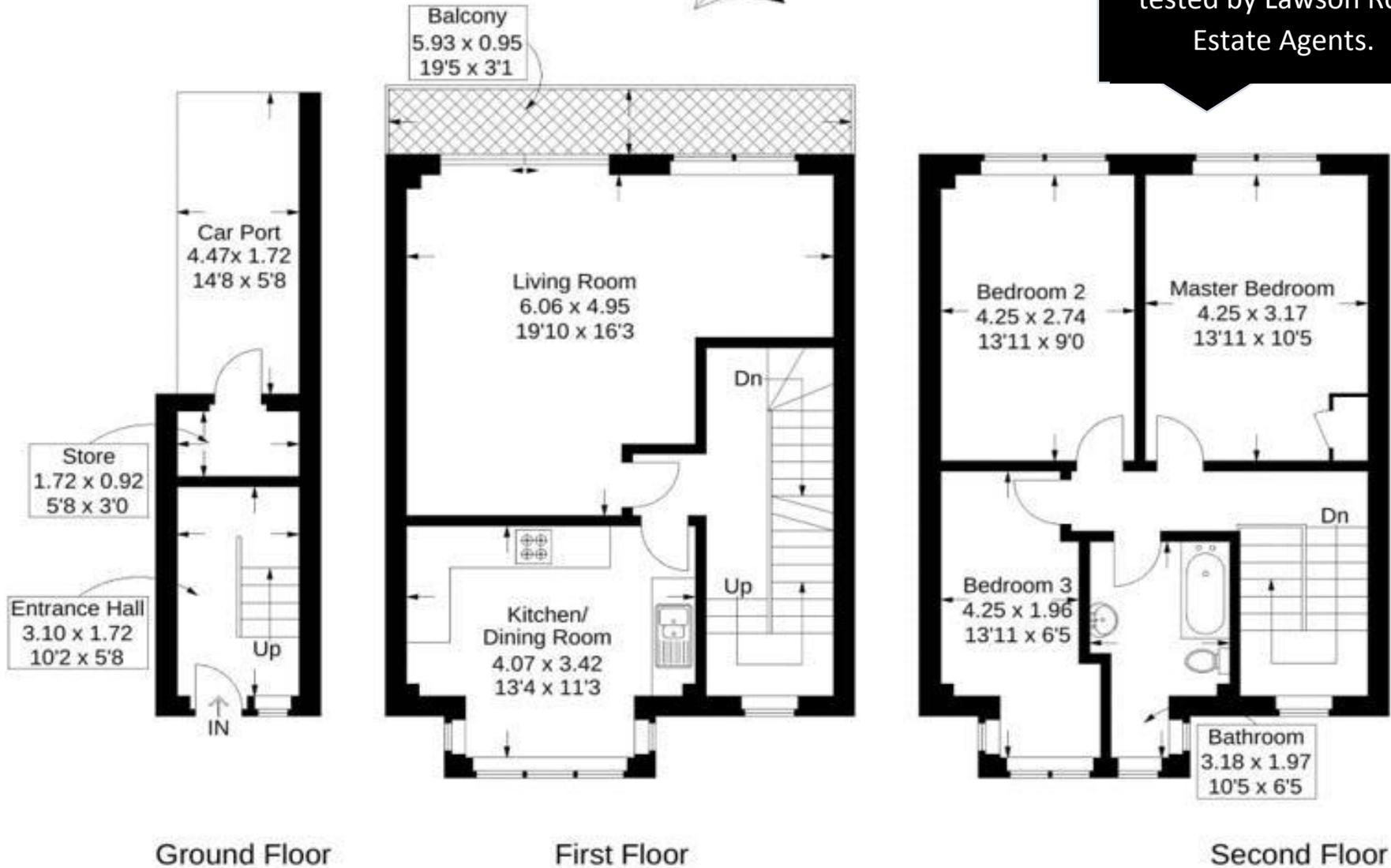


Clarendon Road, Southsea

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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.