

# bushnell porter



**Lennox Mansions  
Clarence Parade  
Southsea PO5 2HZ**



## **PENTHOUSE APARTMENT**

- Communal entrance hall
- Security entrance phone
- Split level owners entrance hall over three floors
- Kitchen/breakfast room with roof top views
- Front aspect lounge with balcony and Southsea Common views
- Dining room/bedroom three
- Separate utility/wc
- Two bedrooms both with ensuite
- Feature ensuite to master bedroom with Southsea Common & Isle of Wight views
- Gas central heating, period features
- Seafront location with westerly front aspect
- Share of Freehold



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**A two/three bedroom one/two reception room top floor split level penthouse apartment with front aspect balcony off of lounge with views over Southsea common plus towards the Solent and Isle of Wight from the top floor bedroom.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone, stairs to all floors.

**OWNERS ENTRANCE HALL** split level entrance hall rising to all floors, security entrance phone, panelled radiator, wood grain effect flooring, built-in storage cupboards, further storage shelves and storage cupboards below, double glazed side aspect window, period panelled doors to wc and kitchen/breakfast room.

**SEPARATE UTILITY/WC** 6ft (1.84m) x 6ft (1.84m) side aspect room via frosted double glazed window, two piece suite comprising pedestal wash hand basin with chrome taps, tiled splashback, feature period style high level wc, panelled radiator, built-in dresser unit with eyelevel storage cupboards via natural wood panelled doors, space for washing machine below, wood grain effect flooring, extractor fan.

**KITCHEN/BREAKFAST ROOM** 19ft 3 (5.88m) x 13ft 6 (4.12m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed window overlooking roof tops and Southsea, breakfast area with feature vertical roll top radiator, double height skirting boards, wood grain effect flooring, breakfast area opening out onto panel effect shaker design kitchen with brushed steel furniture, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect work surfaces with white bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, pan drawers with adjacent integrated dishwasher, brushed steel electric oven with warming drawer below, eyelevel microwave, recess with space for freestanding fridge/freezer, five ring adjacent brushed steel gas hob and brushed steel cooker hood over, inset ceiling spotlights, breakfast bar area with overhang.

**FIRST FLOOR** panelled radiator, period staircase with banister, carved spindles and newel post rising to second mezzanine level and second floor, period panelled doors to rooms.

**DINING ROOM/BEDROOM 3** 16ft 1 (4.91m) x 12ft 1 (3.69m) easterly facing rear aspect room via double glazed French doors leading out onto wrought balcony with roof top views over Southsea, central chimney breast with wooden mantle and surround, to either side book shelves, double height skirting boards, feature vertical roll top radiator, picture rail.

**LOUNGE** 19ft 9 (6.04m) x 19ft 6 (4.94m) triple front aspect room via period style sash window with adjacent pair of double glazed French doors opening out onto decked balcony with views over Southsea Common, central chimney breast, double height skirting boards, television point, telephone point, panelled radiators, built-in window shutters, picture rail and ceiling coving.

**BALCONY** with decked area, carved spindles, views over Southsea Common, Solent and Isle of Wight beyond.

**SECOND MEZZANINE LEVEL** high level double glazed window, double height skirting boards, banister, carved spindles and newel post with stairs rising to second floor.

**SECOND FLOOR LANDING** vertical radiator, period panelled doors to rooms.

**BEDROOM 2** 16ft 1 (4.92m) x 12ft 1 (3.70m) easterly facing rear aspect room via double glazed window overlooking roof tops and Southsea towards Portsdown Hill in the distance, central chimney breast with cast iron mantle and decorative surround, adjacent built-in storage cupboards and drawers, panelled radiator, period panelled door leading through to ensuite shower room.

**ENSUITE SHOWER ROOM** 6ft 4 (1.95m) x 5ft 6 (1.69m) side aspect room via double glazed skylight window, three piece suite comprising corner shower cubicle with two tiled walls, curved glazed door/screen, chrome shower mixer, close coupled wc with concealed cistern, tiled walk surface, ceramic wash hand basin with chrome monobloc mixer tap, storage cupboards below, towel rail/radiator, shaver point, tiled flooring, inset ceiling spotlights, extractor fan.

**BEDROOM 1 (MASTER BEDROOM SUITE)** 22ft 10 (6.97m) x 15ft (4.55m) vertical radiator, raised elevated bedroom area with natural wood curved steps rising from entrance of bedroom to elevated bedroom area with natural wood flooring, further raised area with westerly facing Georgian style windows with views over Southsea Common and towards with Solent and Isle of Wight beyond, built-in wardrobes concealing hanging rail and storage shelf space together with access to under the elevated floor area with light point with storage space, bedroom leading through to ensuite.

**ENSUITE** bathroom suite with sunken bath with mosaic tiled surround, chrome bath/shower mixer, separate handheld shower head, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste set onto marble work surface with mosaic splashback, close coupled wc with concealed cistern, storage shelves above, inset ceiling spotlights, stone effect tiled flooring.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the size and layout of this two/three bedroom, one/two reception room seafront penthouse apartment which has Southsea Common, Solent and Isle of Wight views that is situated in an imposing building on Southsea seafront.

**PARKING PERMIT ZONE – KC (TBC) - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band D - £2,180.92 (2025/2026)**

#### **LEASEHOLD**

**Lease length – Approx' 990 years remaining**

**Maintenance charges – Approx' £3,957.84**

**Ground rent – Nil**

**Share of freehold – 16% Share of Freehold**

**BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**



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REF: TK/SC/020928/4825





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

