

TO
LET

£1,500 PCM

Pier View Apartments, Clarendon Road
Southsea, PO4 0SF



HIGHLIGHTS

- ❖ HIGH SPECIFICATION
- ❖ SEA & PIER VIEWS
- ❖ TWO DOUBLE BEDS/TWO BATHS
- ❖ OAK ENGINEERED FLOORING
- ❖ ALUMINIUM DOUBLE GLAZING
- ❖ STONES THROW FROM THE BEACH
- ❖ PRIVATE BALCONY
- ❖ GAS CENTRAL HEATING
- ❖ FURNISHED
- ❖ AVAILABLE NOW

A fantastic opportunity to acquire an apartment with south easterly sea and pier views situated on the first floor of this exclusive development consisting of just 3 luxury homes, ideally located adjacent to Southsea seafront.

The property enjoys easy access to a wide range of amenities including 4 miles of beach, circa 82ha of Grade II listed grassed common which plays host to many events & festivals, tennis & volleyball courts, bowling greens, the Canoe (boating) Lake, cricket pitches, 9 hole pitch & putt golf, cycle lanes & 2 piers. A wide variety of shops, bars, cafes & restaurants are located within easy walking distance further enhancing the lifestyle opportunity afforded by ownership of this enviable property.

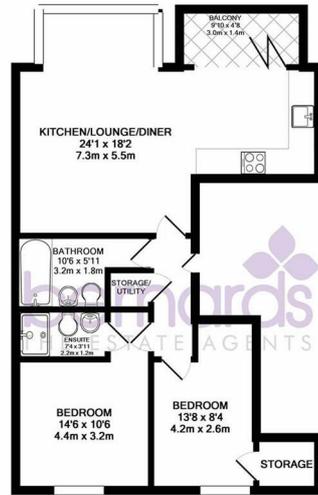
The architect designed accommodation enjoys a welcoming private entrance hall with utility cupboard, generous open plan living room perfectly orientated to enjoy the sea views, open plan kitchen/dining area with access to private balcony, master bedroom with en-suite shower room, double guest bedroom & a beautifully appointed bathroom. There is the added benefit of a parking space and cycle storage.

The quality of finish & specification is exceptional. Benefits include; powder coated aluminium double glazed windows & bi-fold doors (to balcony) with fitted blinds, gas fired central heating, oak engineered flooring to all principal rooms, video security entry system, intruder alarm, feature lighting, integrated kitchen appliances, high quality contemporary bathroom & electrical fittings throughout.

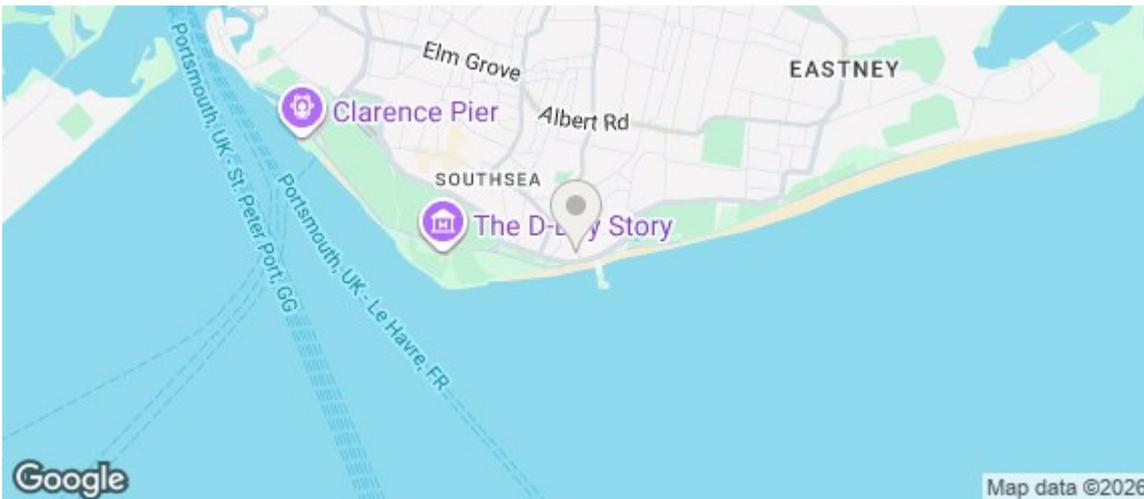
The property has been exquisitely dressed and is offered fully furnished. Offered on an initial 12 month tenancy.

We strongly recommend an internal inspection to fully appreciate what this wonderful home has to offer.





TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(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	

