



**24 Pendragon Apartments 57-60 Clarence Parade**  
**Southsea, PO5 2HR**  
**Asking Price £350,000**

**co<sup>o</sup>groves**  
Sales, Rentals and Block Management



## 24 Pendragon Apartments 57-60 Clarence Parade, Southsea, PO5 2HR

DELIGHTFUL SEA VIEWS ACROSS SOUTHSEA COMMON TOWARDS THE SOLENT. We are pleased to offer for sale this bright, airy and spacious apartment situated within this popular and requested block adjacent to Southsea Seafront which is just a short walk to Palmerston Road. The accommodation comprises 2 bedrooms, bathroom with separate shower cubicle, fitted kitchen and impressive lounge/dining room with large bay window offering fantastic views. Other benefits include lift to all floors, garage, double glazing and gas central heating. The property can be offered with vacant possession or with tenants in situ who are currently paying £1350pcm.

### Communal Entrance

Security intercom system giving access to the communal hall. Stairs and lift to third floor.

### Flat front door to:

### Entrance Hall

Oak flooring, spotlights, radiator.

### Lounge/Dining Room

21'8 into bay x 21'5 (6.60m into bay x 6.53m)

Impressive room with double glazed window and double glazed bay window to front offering stunning views. Oak flooring, radiator, spotlights, opening to:

### Kitchen

10'5 x 7'2 (3.18m x 2.18m)

One and a half bowl stainless steel sink unit with wall and base cupboards, work surfaces, oven, hob, extractor, fridge/freezer, washing machine, dishwasher, oak flooring, spotlights.

### Bedroom 1

15'9 into bay x 13'3 (4.80m into bay x 4.04m)

Double glazed bay window to front offering stunning views across Southsea Common towards The Solent. Range of fitted wardrobes, radiator.

### Bedroom 2

13'9 x 7'6 (4.19m x 2.29m)

Double glazed window to front with great views, radiator, cupboard housing boiler, fitted wardrobe and dressing table.

### Bathroom

9'8 x 5'10 (2.95m x 1.78m)

White suite comprising bath, shower cubicle, wash hand basin, WC, tiled walls, heated towel rail, oak flooring, spotlights, extractor.

### Garage

Located to the rear of the development accessed via Clarence Road.

### Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/01/2000 - 99 Years remaining approximately.

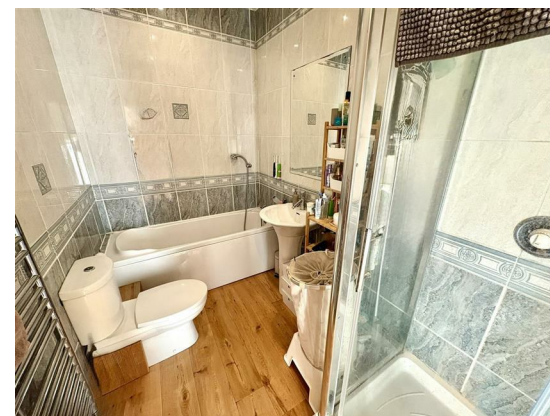
Service Charge - £1933pa - Includes buildings insurance

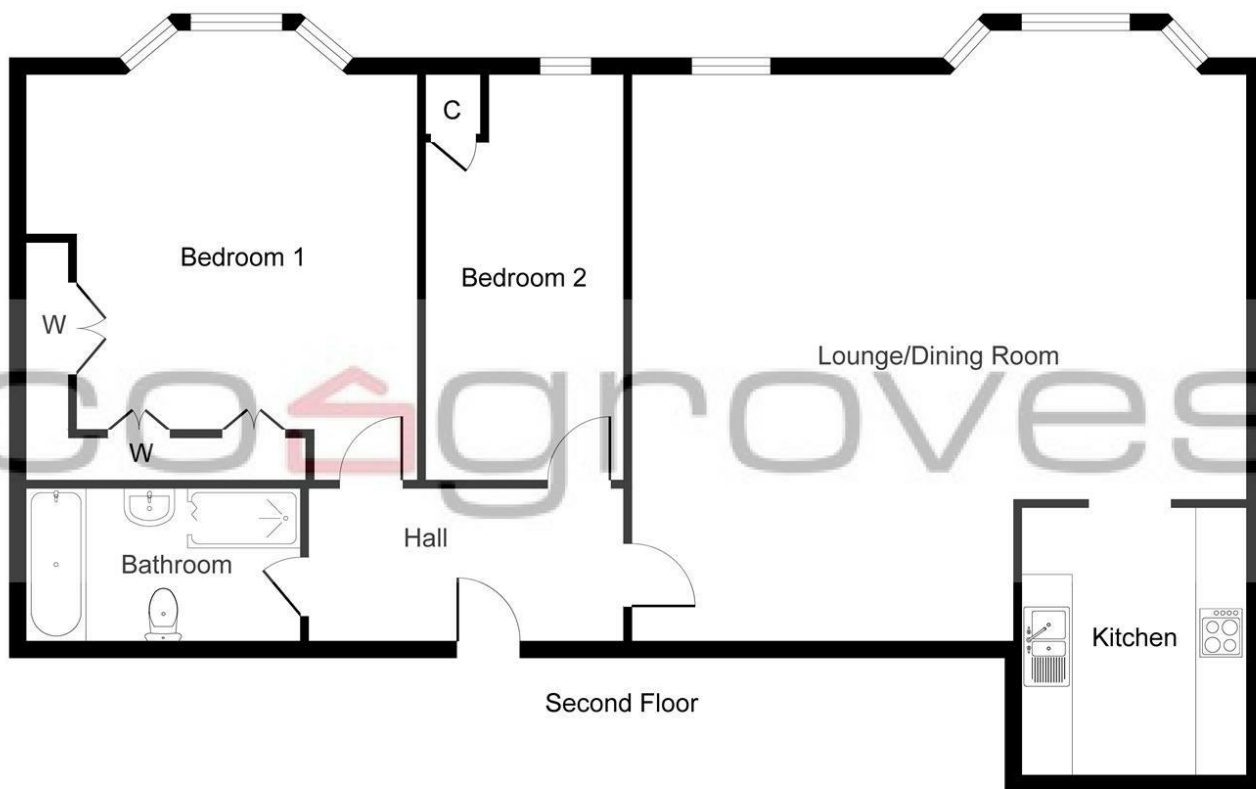
Ground Rent - £150pa

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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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee 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		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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