

THE DRILL HOUSE

CLOCKTOWER DRIVE | ROYAL GATE | PO4 9YD



£400,000
FREEHOLD

- Very Impressive Ground Floor Apartment
- Fabulous Location within Requested Private Estate
- Private Access to Esplanade and Beach
- Bright and Spacious Interior of over 1,100 sq.ft
- Large L-Shaped Living/Dining Room
- Fully Fitted Kitchen with Integrated Appliances
- Two Double bedrooms plus Two Bath/Shower Rooms
- Remainder of 999 Year Lease : No Forward Chain





In Brief

Fry & Kent has pleasure in marketing for sale this very **IMPRESSIVE** ground floor apartment situated in this elegant Grade II Listed Victorian building within the **DESIRABLE** former Royal Marines Barracks just a few hundred yards off Southsea Seafront.

The development was completely refurbished in the mid 1990's and transformed into a fabulous private estate featuring well tended communal grounds, tennis court and direct access onto the esplanade and **BEACH**.

With its typically tall ceilings and Georgian style sash windows, this bright and spacious apartment spans over 1,100 sq.ft (106.3 sq.m) comprising; large reception hall with oak flooring, 24'6 x 18'8 L-shaped living/dining room with French doors to a **SOUTH FACING** patio, fully fitted kitchen complete with a range of integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom with wardrobe and main bathroom with separate shower cubicle.

Benefiting from gas central heating throughout, residents parking, long lease and no forward chain, your early viewing is highly recommended to avoid disappointment.

£400,000

KEY FACTS

TENURE: Leasehold

TERM: 999 years commencing 29/9/1984

GROUND RENT: None

SERVICE CHARGE: £3,018.68 pa

EPC RATING: Exempt (as Grade II Listed)

COUNCIL TAX BAND: 'E'



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The Drill House, Clocktower Drive

Approximate Gross Internal Area
106.3 sq m / 1144 sq ft

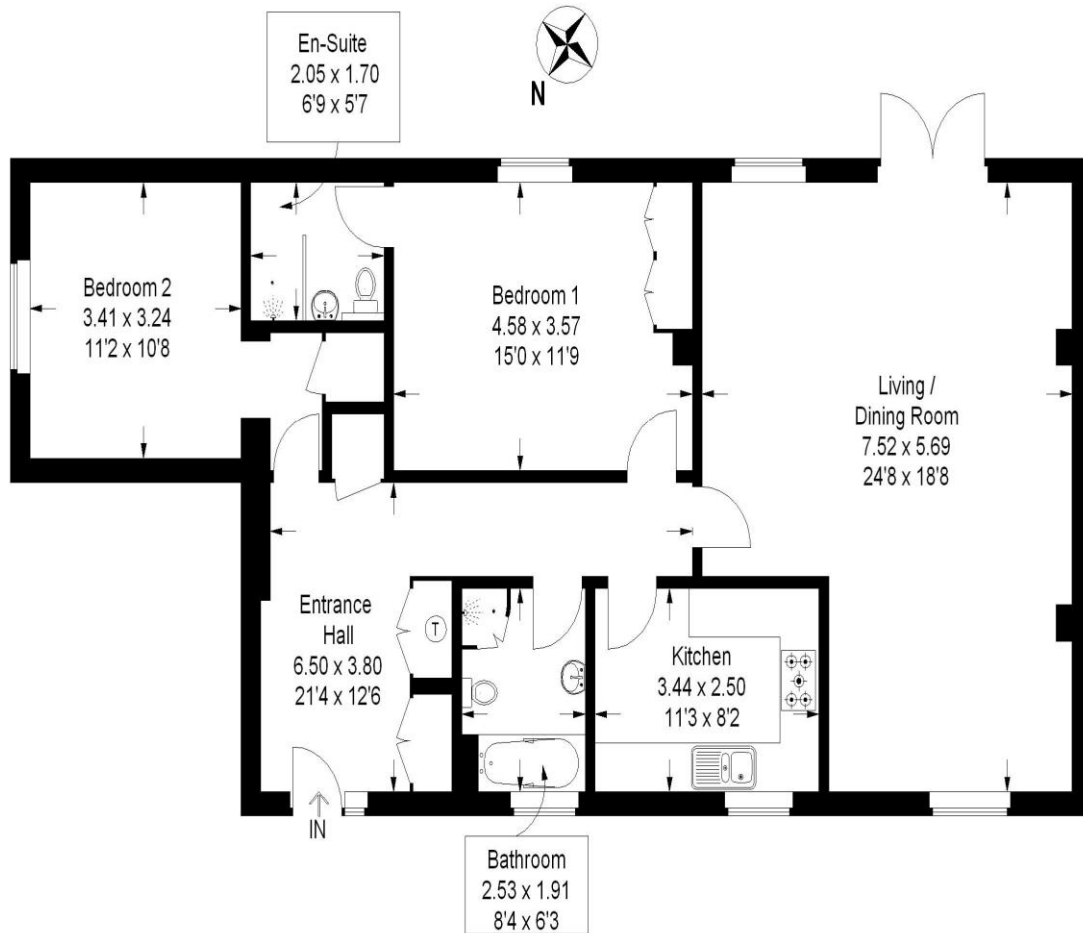


Illustration for identification purposes only, measurements are approximate, not to scale. (ID310020)

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