






## AT A GLANCE

-  SUPERB TOWNHOUSE
-  3 - 4 BEDROOMS
-  SECURE GATED OFF ROAD PARKING
-  250m TO SEA FRONT
-  THREE LEVEL TOWNHOUSE WITH A WC ON EVERY FLOOR
-  TWO BATHROOMS
-  RECENTLY REDECORATED THROUGHOUT
-  UTILITY ROOM
-  TWO BALCONIES
-  NO FORWARD CHAIN





## ABOUT THE PROPERTY

Chris Smeed is delighted to present this exquisite three-four bedroom townhouse, a true gem in the heart of Southsea, boasting an ideal location just 250m away from the stunning Southsea seafront. This immaculate property has recently undergone complete redecoration, leaving no room for any additional touch-ups, making it an enticing prospect for prospective homeowners looking for a hassle-free move.

As you step inside this inviting home and traverse the entrance hall, you'll immediately appreciate the spacious layout. The ground floor presents a dining room that could alternatively serve as an additional reception room, providing ample flexibility to cater to your specific needs. The modern and well-appointed kitchen/breakfast room, perfect for culinary enthusiasts and ideal for hosting family and friends, also has a breakfast bar. A utility room further enhances the functionality of this space, making household chores a breeze. From the ground floor, you can access the rear of the property, adding a touch of outdoor charm to your living experience.

Venturing upstairs to the first floor, you'll be greeted by a generously sized lounge, bathed in natural light and adorned with a south facing balcony. This space is perfect for unwinding and entertaining, providing a welcoming ambiance for relaxation. Additionally, a well-proportioned double bedroom on this floor ensures comfort and convenience. Completing the first floor is a well-appointed bathroom, designed for both style and practicality, having a shower over the bath.





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Climbing to the top floor, you'll find two more spacious double bedrooms, one of which boasts its own private south facing balcony, providing an intimate outdoor space to enjoy your morning coffee or evening sunset. A bathroom conveniently situated on the landing caters to the needs of these upper-level bedrooms.

Storage will never be a concern in this townhouse, as it offers ample storage solutions throughout the property, ensuring a clutter-free living environment. To further enhance your storage options, there's an outside storage unit, perfect for stashing away bikes, gardening tools, or any other belongings you wish to keep handy yet out of sight.

Parking worries are also eliminated with this property, as it comes with secure allocated, off-road parking within a gated entrance, providing peace of mind for both residents and their vehicles.

Perhaps one of the most appealing aspects of this property is the "NO FORWARD CHAIN" status, indicating a straightforward and expedited purchasing process, allowing you to move into your dream home with minimal delay.

In summary, this townhouse offers a unique blend of modern comfort, convenience, and location, making it an enticing prospect for discerning buyers seeking the perfect Southsea residence. Don't miss this opportunity to make this beautifully redecorated townhouse your new home – contact Chris Smeed today to arrange a viewing and experience the charm of Southsea.







LAWSON  
ROSE  
SOLD  
0115 951 2222

DELLISH  
TERRACE

MAX HEIGHT 2.10m




# 1 James Terrace, Clarendon Road, PO4 0SG

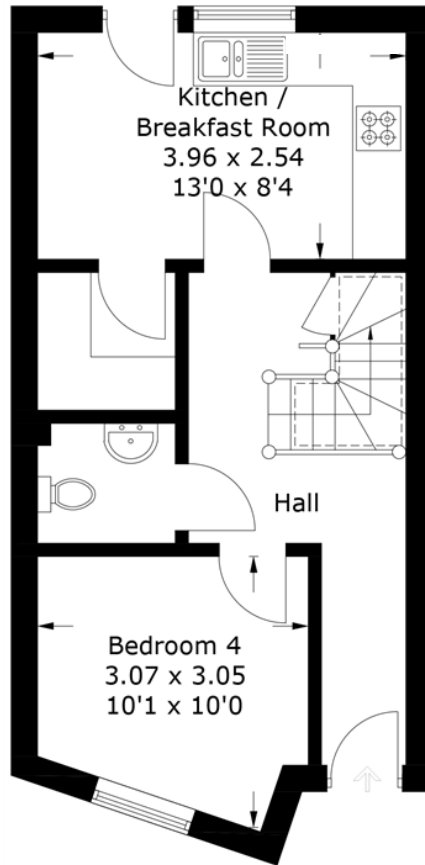
Approximate Gross Internal Area = 106 sq m / 1141 sq ft

Shed = 1.8 sq m / 19 sq ft

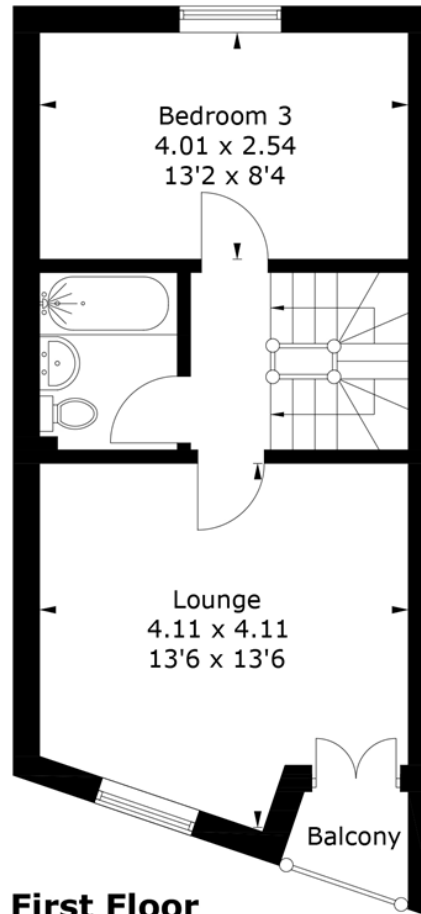
Total = 107.8 sq m / 1160 sq ft



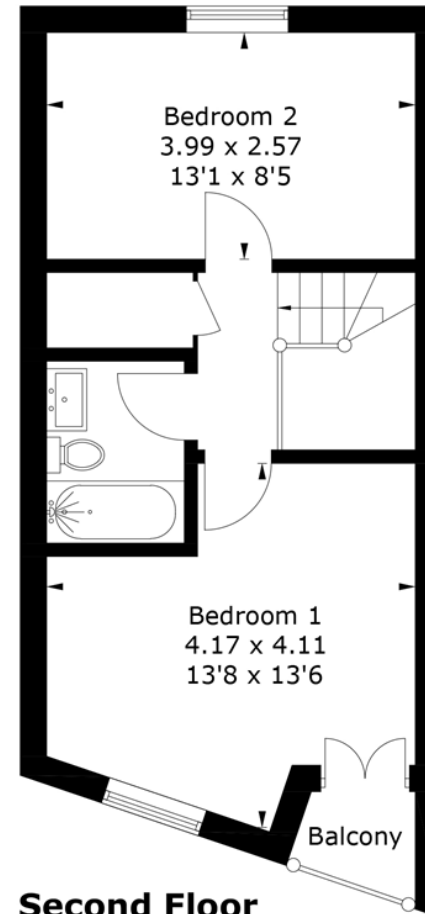
 = Reduced headroom below 1.5m / 5'0



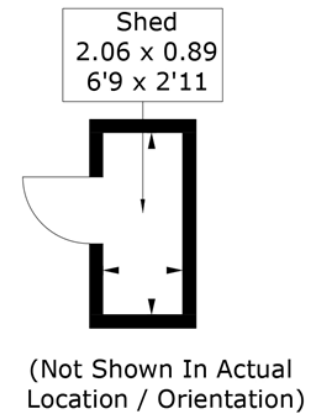
**Ground Floor**



**First Floor**



**Second Floor**



PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID905692)



## LOCATION

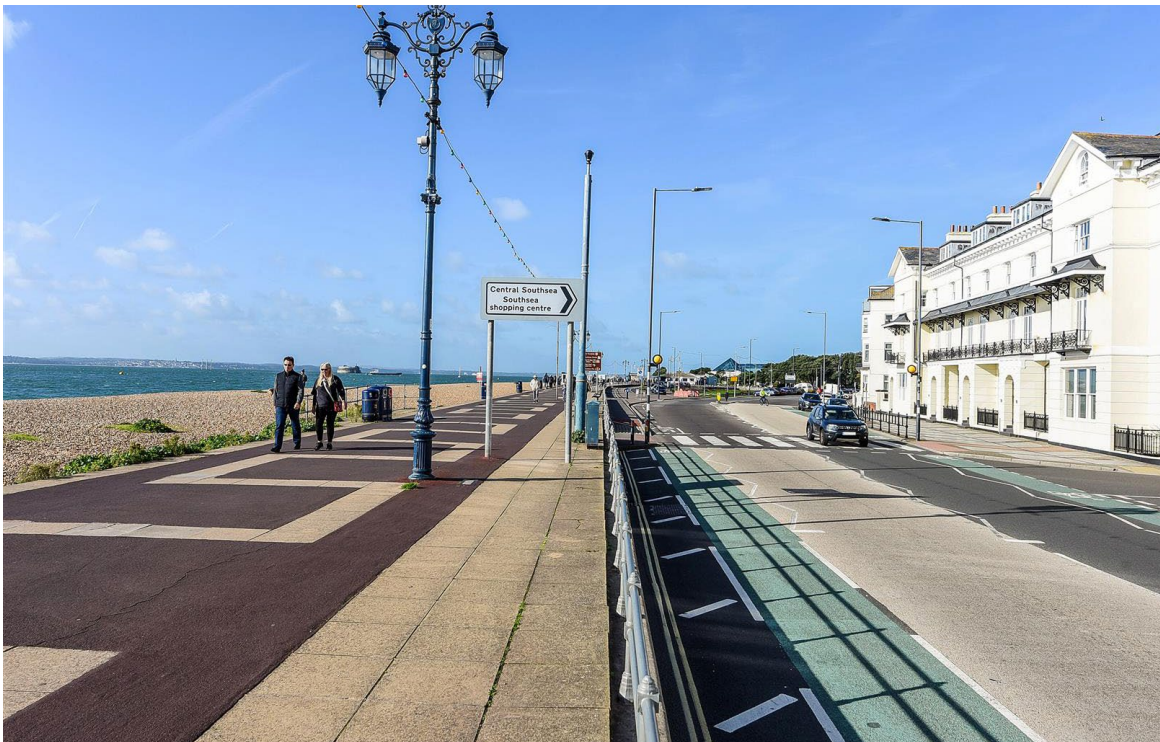
**Coastal Beauty:** Southsea boasts a picturesque coastline along the English Channel, with a pebble beach that's perfect for leisurely strolls and taking in the fresh sea air. The seafront offers stunning views of the Solent and the Isle of Wight in the distance.

**Historic Significance:** The town is steeped in history, with several historic sites and landmarks. One of its most iconic attractions is Southsea Castle, a Tudor-era fort with a rich history, including its role in defending England from invasion by the Spanish Armada.

**Victorian Architecture:** Southsea is known for its beautiful Victorian and Edwardian architecture. The streets are lined with colorful terraced houses, many of which have been well-preserved and add to the town's unique character.

**Cultural Hub:** It's a cultural hub with a vibrant arts scene. There are numerous galleries, theaters, and cultural events happening year-round, catering to a diverse range of interests.

**Shopping and Dining:** Southsea offers a variety of boutique shops, cafes, and restaurants, making it a great place for shopping and dining. The Albert Road area, in particular, is known for its eclectic mix of independent shops and eateries.







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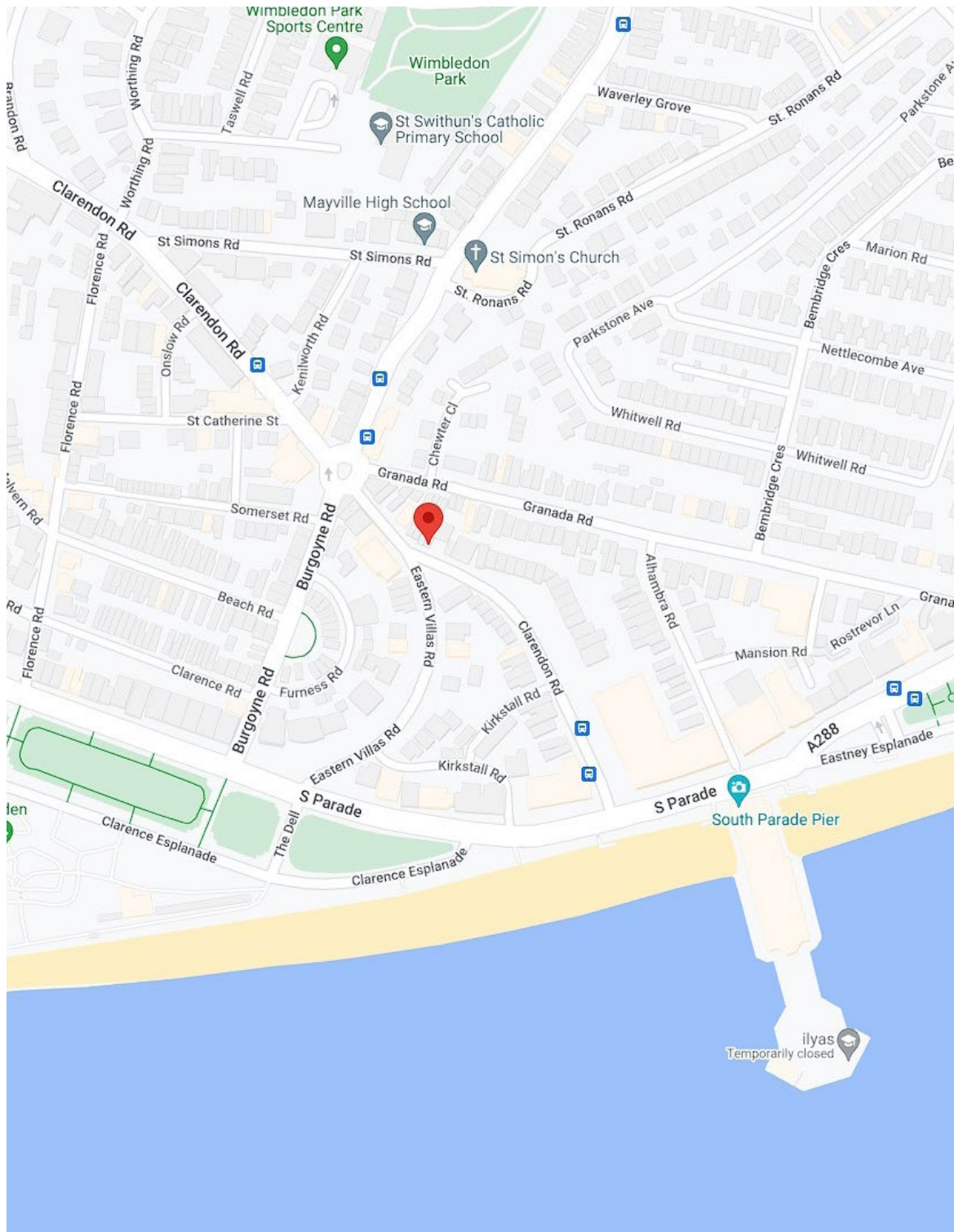
**Green Spaces:** Southsea Common is a large open space that stretches along the seafront, providing a great place for picnics, sports, or simply relaxing in the sun. Nearby, you'll find Canoe Lake, a serene spot with swans and paddleboats.

**Community Spirit:** The town has a strong sense of community, with various local events and festivals that bring residents together. It has a friendly and welcoming atmosphere, making it a popular place to live and visit.

**Entertainment and Nightlife:** Southsea offers a lively nightlife scene, with a range of pubs, bars, and clubs for those seeking entertainment after dark. It's a popular spot for live music and DJ sets.

**Education and Innovation:** There are three excellent private schools all within easy walking distance. There are also some state schools conveniently located. Southsea/Portsmouth is also home to the University of Portsmouth, and as such the area has a vibrant student population that contributes to its dynamic atmosphere. The university also plays a role in fostering innovation and research in the area.

**Natural Beauty:** Beyond the seafront, Southsea is surrounded by natural beauty. The nearby South Downs National Park offers opportunities for hiking and outdoor activities, and the Isle of Wight is just a short ferry ride away for a day trip.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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[in](#) Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

# NEXA

## PROPERTIES



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