



**Nesbits**

Established 1921

**Flat 24 Homesea House, Green Road, Southsea, PO5 4DG**

**Price £52,500**

## Flat 24 Homesea House, Green Road, Southsea, PO5 4DG

Conveniently located close to Southsea Town Centre, and benefitting from excellent communal facilities, this ONE BEDROOM FIRST FLOOR RETIREMENT FLAT represents very good value, being keenly priced to reflect the need for general refurbishment. Built in the 1980s by the well-known specialist developers McCarthy Stone, "Homesea House" is a low-level complex of 81 apartments designed specifically for the needs of retired persons - MINIMUM AGE 60 YEARS. The building stands on the east side of Green Road at its junction with Belmont Street, a little to the north of Elm Grove and less than half a mile from Southsea Town Centre (Palmerston Road Shopping Precinct). This position places a wide range of public amenities within comfortable reach, including bus services, main-line stations, shops, The Seafront, and the many attractions of historic Old Portsmouth. Communal and individual facilities include: gardens and car park, passenger lift, secure entry, double-glazing, electric heating, residents' lounge and laundry room, and guest room.



Quietly positioned at the rear of the building, with an easterly outlook and close to the lift, Flat 24 itself is little altered from its original specification (the notable exception being the provision of a Wet Room) and, as stated, will reward a programme of updating and re-decoration, presenting now a blank canvas for an incoming owner's personal tastes and ideas. Available with the further asset of NO ONWARD CHAIN, full details of this opportunity are given as follows:

Wrought-iron gate to:

#### **MAIN ENTRANCE**

Glazed outer door, with SECURITY INTERCOM SYSTEM, to:

#### **COMMON LOBBY**

Lift and stairs to upper floors. Door to car park and gardens.

#### **FLAT 24**

#### **ENTRANCE HALL**

Coved, Artex ceiling. Emergency pull-cord. Built-in cupboard housing hot water tank, electricity meter, and shelving.

#### **WET ROOM & W.C.**

6'9 x 5'5 (2.06m x 1.65m)

Low flush w.c., oval handbasin with cupboard under, free-draining floor having 'Triton' shower mixer over. Extractor. Tiled walls. Coved Artex ceiling.

#### **BEDROOM**

14'1 x 8'8 (4.29m x 2.64m)

Coved, Artex ceiling. UPVC double-glazed window to rear elevation. Double built-in wardrobe. Night storage radiator. Emergency pull-cord.

#### **LIVING ROOM**

18'10 x 10'7 (5.74m x 3.23m)

Coved, Artex ceiling. Pair of UPVC double-glazed windows to rear elevation. Night storage radiator. Emergency pull-cord. Arched opening to:

#### **KITCHEN**

7'3 x 5'4 (2.21m x 1.63m)

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Electric cooker point. Extractor. Artex ceiling.

#### **OUTSIDE**

COMMUNAL GARDENS with seating. RESIDENTS' (non-allocated) CAR PARK.

#### **GENERAL INFORMATION**

Tenure: 99 years Leasehold from 1st September 1983 (59 years remaining)  
Service Charge: £1,547.54 half yearly.  
Ground Rent: £220.81 half yearly.  
Council Tax: Band 'A' - £1,383.64 per annum (2024-25).

#### **EPC 'B'**


#### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17755/046296)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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