



Flat 70 Homeheights, Clarence Parade, Southsea, PO5 3NW

Enjoying an exceptionally convenient SEAFRONT LOCATION just moments from Southsea Town Centre, this spacious and well-appointed ONE BEDROOM 9th FLOOR RETIREMENT APARTMENT benefits from excellent shared amenities and commands DELIGHTFUL WESTERLY VIEWS encompassing The Common, Old Portsmouth landmarks, approaches to Portsmouth Harbour, Gilkicker Point, and The Isle of Wight. Constructed in 1987 by the specialist national company McCarthy Stone, "Homeheights" is a superior high-rise development tailored specifically to the needs of retired persons, the minimum age for occupancy being 60 years. The building occupies a prominent position directly opposite Southsea Common, adjacent The Queens Hotel, and a level walk of some 350 yards only from Palmerston Road Shopping Precinct.



Amenities, both individual and shared, are wide-ranging, to include: gardens and car park, twin lifts, secure entry, residents' lounge, laundry room, guest suite, games room, observation deck, double-glazing, equipped kitchen, and excellent storage. Available now to the open market with the further benefit of NO ONWARD CHAIN, Flat 70 is considered a 1st-class opportunity for any buyer seeking comfortable retirement living. Full details are as follows:

Ramped approach to glazed outer door to:

LOBBY

Glazed inner door, with SECURITY ENTRY SYSTEM, to:

COMMON HALL

Twin lifts to upper floors. Access to RESIDENTS' LOUNGE and LAUNDRY ROOM.

FLAT 70

ENTRANCE HALL

Coved ceiling. Wood-laminate flooring. Emergency pull-cord. Security intercom telephone. Walk-in storage cupboard housing: water tank, electricity meters

and circuit breakers.

SHOWER ROOM & W.C.

(formerly with bath) Contemporary white suite comprising: handbasin with mixer tap, low flush w.c., and shower cubicle with independent 'Mira' mixer. Extractor. Two vertical towel rails/radiators. Tiled floor and walls. Coved ceiling.

BEDROOM

13'2 x 10'2 (4.01m x 3.10m)

Coved ceiling. Wood-laminate flooring. Two double and one single fitted wardrobe, pair of bedside cabinets, one large and one small chest of drawers. Window to west elevation.

LIVING ROOM/KITCHEN

Living Area

17'6 x 10'6 (5.33m x 3.20m)

Coved ceiling. Parquet-effect vinyl flooring. Useful range of fitted storage cupboards and display shelves. Pair of windows to west elevation granting delightful outlook encompassing: Southsea Common, city rooftops, Portsdown Hill, Old Portsmouth, Spinnaker Tower, approaches to Portsmouth Harbour, Gilkicker Point, and The Isle of Wight.

Kitchen Area

7'3 x 5'7 (2.21m x 1.70m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric double oven, ceramic hob, refrigerator, freezer. Vertical towel rail/radiator. Extractor. Parquet-effect vinyl flooring. Window to west elevation. Coved ceiling.

OUTSIDE

Lawned and planted communal gardens.

RESIDENTS' CAR PARK (non-allocated).

GENERAL INFORMATION

Tenure: 125 years Leasehold from 1987 (88 years remaining).

Service Charge: £1,970 per ½ year.

Ground Rent: £275 per ½ year.

Council Tax: Band 'D' - £2,075.45 per annum (2024-2025).

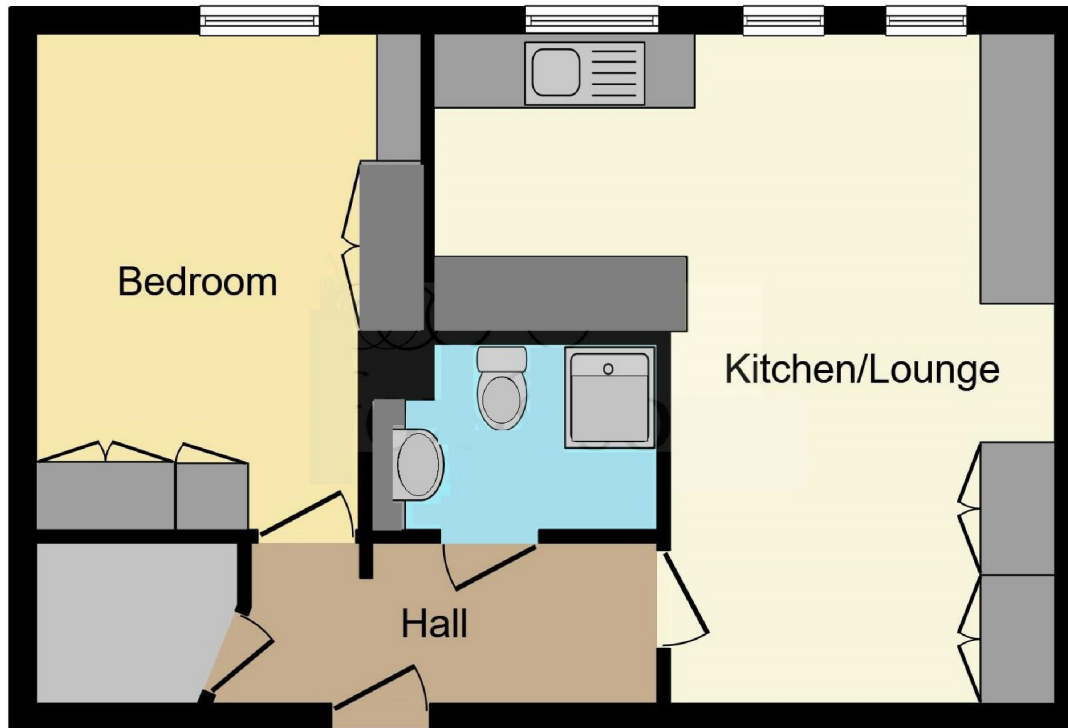
EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17861/051328)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		81
B		
(69-80)		
C		
(55-68)	65	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

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