



**Nesbits**

Established 1921

**Flat 14 Homesea House, Green Road, Southsea, PO5 4DG**

**Price £75,000**



## Flat 14 Homesea House, Green Road, Southsea, PO5 4DG

Conveniently situated close to Southsea Town Centre, and with the attractive asset of direct garden access, this well-presented ONE BEDROOM GROUND FLOOR RETIREMENT FLAT boasts a wide range of individual and shared amenities, including: UPVC double-glazing, modern 'Dimplex' electric heaters, secure entry, communal gardens and car park, residents' lounge, laundry room, guest room, lift, and emergency call system. Built in the 1980s by the specialist developers McCarthy Stone, Homesea House is a low-rise complex of 81 apartments designed specifically for the needs of retired persons - the MINIMUM AGE FOR OCCUPANCY BEING 60 YEARS. The building stands on the east side of Green Road, just north of Elm Grove and less than half a mile from Southsea Town Centre (Palmerston Road Shopping Precinct) with its comprehensive public amenities.



Positioned at the front of the building, its living room opening on to a walled garden forecourt, Flat 14 is available now to the market with the further benefit of NO ONWARD CHAIN. Full particulars are given as follows:

Wrought-iron gate leading to glazed outer door, with SECURITY ENTRY SYSTEM, to:

### **COMMON LOBBY**

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

### **FLAT 14**

#### **ENTRANCE HALL**

Coved, Artex ceiling. Wood-laminate flooring. Emergency pull-cord. Walk-in storage cupboard with slatted shelves and electricity meter.

#### **SHOWER ROOM & W.C.**

6'8 x 5'5 (2.03m x 1.65m)

(Formerly with bath). White suite comprising: handbasin with cupboard under, low flush w.c., and large-capacity tiled shower cubicle with 'Bristan' mixer. Tiled walls. Coved, Artex ceiling.

#### **BEDROOM**

11'6 x 8'7 (3.51m x 2.62m)

Coved, Artex ceiling. UPVC replacement double-glazed window to front (west) elevation. Double built-in wardrobe with folding doors. 'Dimplex' electric radiator. Emergency pull-cord.

#### **LIVING ROOM**

14'10 x 10'7 (4.52m x 3.23m)

Coved, Artex ceiling. Full-height UPVC double-glazed window to front (west) elevation; adjacent similar door giving out to garden forecourt. 'Dimplex' electric radiator. Emergency pull-cord. Arched opening to:

#### **KITCHEN**

7'2 x 5'3 (2.18m x 1.60m)

Artex ceiling. Wood-laminate flooring. Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Electric cooker point, space for upright 'fridge/freezer. Extractor.

#### **OUTSIDE**

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

#### **GENERAL INFORMATION**

Tenure: 99 years Leasehold from 1st September 1983 (57 years remaining).  
Service Charge: £2,194.00 per annum.  
Ground Rent: £220 per annum.

#### **COUNCIL TAX**

Band 'A' - £1,453.95 p.a. (2025-26).

#### **EPC**

Energy Rating 'C' (Floor Area 37 sq m approx).

#### **VIEWING**

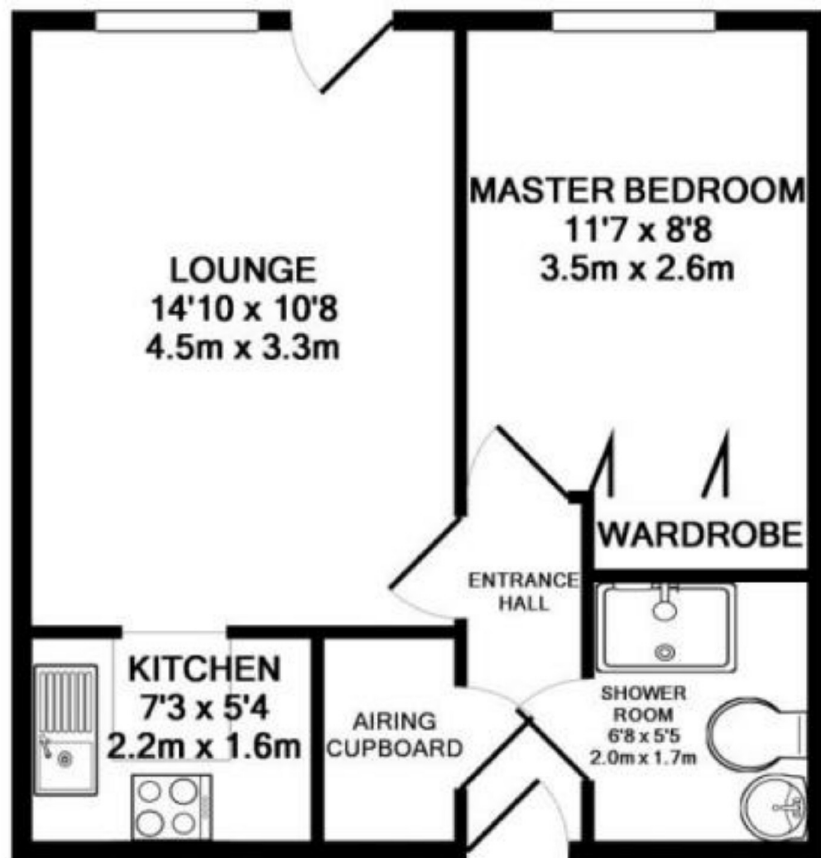
By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17937/051371)





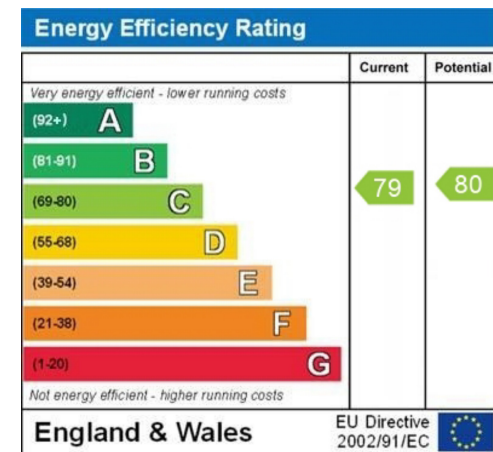






TOTAL APPROX. FLOOR AREA 390 SQ.FT. (36.2 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** [www.nesbits.co.uk](http://www.nesbits.co.uk)

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