



Flat 8 Homeheights, Clarence Parade, Southsea, PO5 3NN

This unusually SPACIOUS TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT enjoys a prime SEAFRONT location commanding PANORAMIC VIEWS across Southsea Common towards The Solent and The Isle of Wight whilst also boasting a 20ft living room, 14ft fitted & equipped kitchen/dining room, en-suite, and excellent shared amenities. 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, adjacent The Queens Hotel, close to the junction of Clarence Parade with Osborne Road, a level walk of some 350 yards only from Palmerston Road Shopping Precinct and convenient to the wide range of public amenities provided by Southsea Town Centre.



Amenities, both shared and individual, are comprehensive, including: gardens and car park (non-allocated), secure entry, twin lifts, residents' lounge, laundry room, guest suite, games room, observation deck, electric heating, and double-glazing. Available now to the open market at an exceptionally attractive asking price, and with the further asset of NO ONWARD CHAIN, full details of this very appealing opportunity are given as follows and early internal inspection is recommended for its many qualities to be appreciated:

Ramped approach to glazed outer door to:

LOBBY

Glazed inner door, with SECURITY ENTRY SYSTEM, to:

COMMON HALL

Twin lifts to upper floor, staircase also. Access to LAUNDRY ROOM and RESIDENTS' LOUNGE.

FLAT 8

'T'-shaped ENTRANCE HALL

Coved, textured Artex ceiling. Night storage radiator. Security intercom telephone. Fitted cloaks and storage cupboard. Built-in cupboard housing hot water tank, electricity meter and circuit breaker.

PRINCIPAL BEDROOM

18'0 x 13'2 (5.49m x 4.01m)

Coved, textured Artex ceiling. Four double-

glazed windows, one with external planter beyond, all enjoying wide-ranging views encompassing Southsea Common, approaches to Portsmouth Harbour, The Solent and Isle of Wight. Wall-length range of fitted wardrobe and storage cupboards with sliding, mirrored doors. Folding, mirrored door to:

EN-SUITE SHOWER & W.C.

6'3 x 5'7 (1.91m x 1.70m)

Contemporary white suite comprising: low flush w.c. with concealed cistern, semi-inset handbasin with mixer tap plus cupboards under, and shower cubicle with 'Triton' mixer. Tiled walls. Extractor. Heated towel rail.

BEDROOM TWO

10'8 x 8'8 (3.25m x 2.64m)

Coved, textured Artex ceiling. Two double-glazed windows to east elevation. Double built-in wardrobe with folding, mirrored doors, fitted dressing unit. Electric panel heater.

SHOWER ROOM & W.C.

7'3 x 5'5 (2.21m x 1.65m)

Contemporary white suite comprising: low flush w.c., pedestal handbasin with mixer tap, and large-capacity shower cubicle with 'Alto' mixer. Tiled walls. Extractor. Heated towel rail.

LIVING ROOM

20'9 x 11'9 (6.32m x 3.58m)

Coved, textured Artex ceiling. Four double-glazed windows granting delightful outlook across The Common towards The Isle of Wight and Solent. Two night storage radiators. Regency-style fire surround. Arched opening to:

KITCHEN/DINING ROOM

14'5 x 8'9 (4.39m x 2.67m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl acrylic inset sink with mixer tap, electric oven, 4-ring induction hob with extractor canopy, dishwasher, and 'fridge/freezer. Tiled floor. Double-glazed window with outlook towards Common, Solent and Isle of Wight. Coved, textured Artex ceiling.

OUTSIDE

Lawned and planted communal gardens. RESIDENTS' CAR PARK (non-allocated).

GENERAL INFORMATION

Tenure: 125 years Leasehold from 1987 (87 years remaining).

Service Charge: £6,921.64 per annum.

Ground Rent: £768.02 per annum.

Council Tax: Band 'E' - £2,665.57 per annum (2025-26).

EPC 'C'

VIEWING

By appointment with Vendor's Agents, D. M. NESBIT & CO. (17952/051375)





Homeheights, Clarence Parade, Southsea

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

