



**Nesbits**

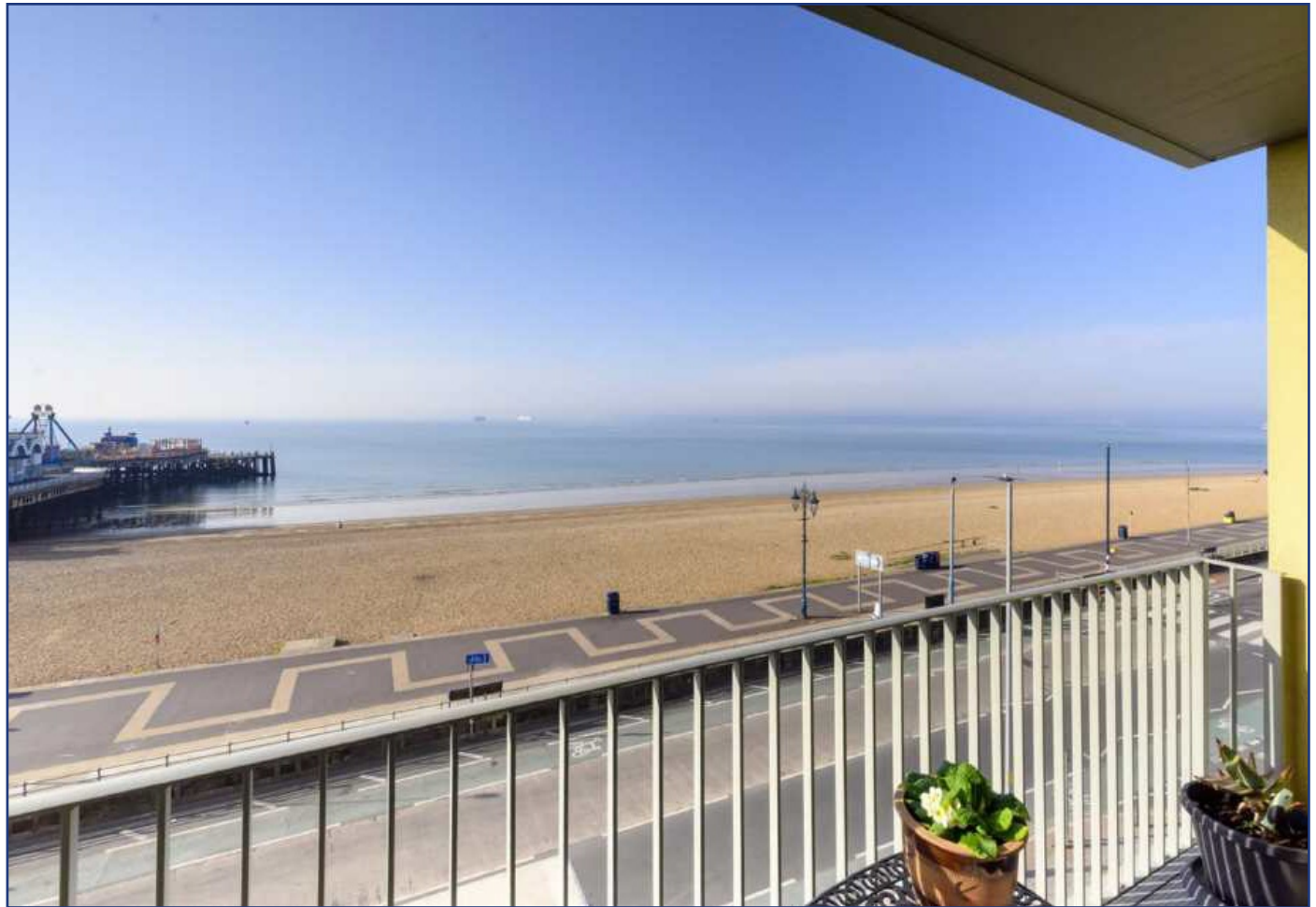
Established 1921

**Flat 35 Tudor Rose Court, South Parade, Southsea, PO4 0DE**

**Price £285,000**

## Flat 35 Tudor Rose Court, South Parade, Southsea, PO4 0DE

A truly first-class opportunity for the discerning buyer: within Southsea's premier RETIREMENT development (70-plus), this well-appointed and beautifully presented front-line ONE BEDROOM 3rd FLOOR SEAFRONT APARTMENT benefits from exceptional communal amenities and commands BREATHTAKING SEA VIEWS. Built in 2017 by the specialist national company McCarthy Stone, 'Tudor Rose Court' occupies a prominent position at the junction of South Parade with Clarendon Road, a level walk of just three-quarters of a mile from Southsea Town Centre (Palmerston Road Shopping Precinct) and enjoying ready access to a wide range of public amenities including Seafront leisure and recreation facilities, shops and eateries, bus services, main-line stations, and the many attractions of historic Old Portsmouth. Designed for the comfort and enjoyment of its retired owners, the building offers comprehensive communal facilities, including: landscaped gardens with seating, secure entry, wheelchair access, residents' lounge and laundry room, well-being suite, guest suite, helpful management team, 24-hour care line system, and a bistro serving hot and cold meals.



Flat 35's elevated position at the front of the building gives to its living room, bedroom and large sun balcony a quite delightful outlook encompassing the promenade and open beach, Hayling Island to the east, South Parade Pier, The Solent and The Isle of Wight. Available now with the further asset of NO ONWARD CHAIN, full details of this desirable opportunity are given as follows and early inspection is recommended:

### **MAIN ENTRANCE**

On Clarendon Road elevation via canopied, automatic, sliding doors, having SECURE ENTRY SYSTEM, to:

### **LOBBY**

Further automatic doors to:

### **RECEPTION AREA**

With seating and access to Manager's Office.

### **INNER LOBBY**

Lifts and stairs to upper floors.

### **FLAT 35**

#### **ENTRANCE HALL**

8'11 x 5'5 (2.72m x 1.65m)

Two recessed ceiling spotlights. Emergency pull-cord. Walk-in storage cupboard with: electricity meter, circuit breakers, central heating boiler, and 'Vent-Axia' air circulator.

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

8'2 x 7'1 (2.49m x 2.16m)

Stylish white suite comprising: semi-inset handbasin with mixer tap plus cupboards under, low flush w.c. with concealed cistern, and walk-in shower. Vertical radiator/towel rail. Part-tiled walls. Tiled floor. Emergency pull-cord.

#### **DOUBLE BEDROOM**

17'9 x 10'7 (5.41m x 3.23m)

Walk-in wardrobe and storage cupboard. Emergency pull-cord. Single panel radiator. UPVC and double-glazed door, with adjacent full-height window, giving access to Sun Balcony.

#### **LIVING ROOM**

22'7 x 10'7 (6.88m x 3.23m)

Contemporary feature electric fire and surround. Two double panel radiators. Emergency pull-cord. UPVC double-glazed door, with adjacent full-height window, giving access to:

#### **SUN BALCONY**

12'6 x 5'3 (3.81m x 1.60m)

A generous outdoor space with railed balustrade and recently installed metal decked flooring. Commanding breathtaking, panoramic southerly views to The Solent and to The Isle of Wight beyond.

Opening from Living Room to:

#### **KITCHEN**

10'2 x 7'0 (3.10m x 2.13m)

Fitted and equipped with: a generous range of base and wall cupboards, work surfaces with upstand, single drainer stainless steel inset sink with mixer tap, electric oven, microwave, 4-ring ceramic hob with extractor canopy, and 'fridge/freezer. UPVC double-glazed window overlooking the Sun Balcony. Tiled floor.

#### **GENERAL INFORMATION**

Tenure: 999 years leasehold from 1st June 2017 (991 years remaining).

Service Charge: £8,648.46 p.a. (to 30th June 2025) to include: building insurance, communal cleaning/lighting and repair, 24 hour emergency call system, repair/re-decoration contingency fund, and 1 hour of domestic support per week.

Ground Rent: £435 p.a.

Council Tax: Band 'D' - £2,180.92 p.a. (2025-26)

#### **EPC**

Energy Rating 'B' (Floor Area 57 sq m approx)

#### **VIEWING**

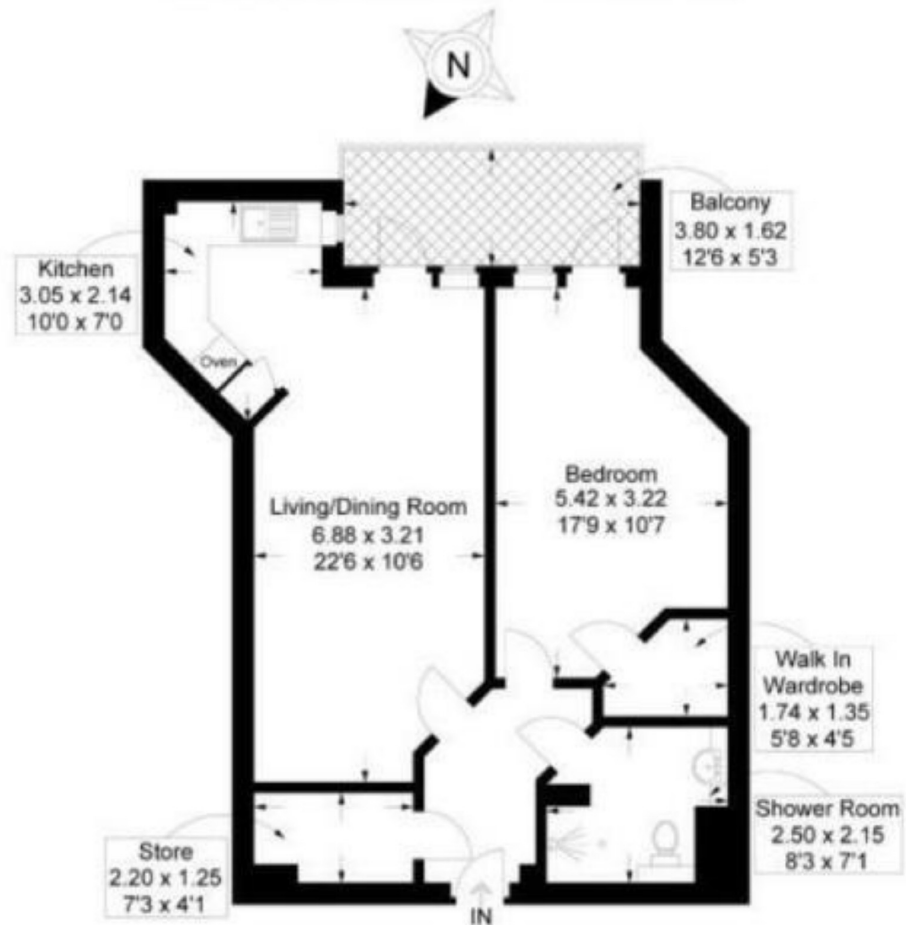
By appointment with D. M. Nesbit & Co. (17982/052383)





# Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft



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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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)

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

