





## Flat 8 Eastfields, 24-30 Victoria Road North, Southsea, PO5 1PU

VERY CONVENIENTLY POSITIONED and representing EXCELLENT VALUE, this purpose-built FIRST FLOOR 1 BEDROOM RETIREMENT FLAT benefits from LIFT SERVICE, electric heating, double-glazing, secure entry, RESIDENTS' PARKING, attractive COMMUNAL GARDEN, and EMERGENCY CALL SYSTEM.

'Eastfields' is a late-1980s' six-storey development tailored specifically to the needs of retired persons, the minimum age for occupancy being 60 years. It stands on the east side of Victoria Road North, close to its junction with Elm Grove and less than half a mile from Southsea Town Centre (Palmerston Road Shopping Precinct) with its wide range of public amenities.



Quietly positioned at the rear of the building, Flat 8 itself is fitted much as originally built, the need for straightforward refurbishment being reflected in a keen asking price intended to achieve a quick sale. Available now with the further asset of no onward chain, full particulars of this opportunity are as follows and early enquiry is invited:

Canopied main entrance with glazed, automatic front door, have SECURITY ENTRY SYSTEM, to:

### **LOBBY**

Glazed inner door to:

### **COMMON HALLWAY**

Lift and stairs to upper floors. Rear entrance door. Access to COMMUNAL LAUNDRY ROOM together with RESIDENTS' LOUNGE incorporating KITCHEN AREA.

### **FLAT 8**

#### **ENTRANCE HALL**

Artex ceiling. Built-in cupboard housing hot water tank with immersion heater. Built-in linen and storage cupboard with slatted shelves. Emergency pull-cord.

#### **BATHROOM & W.C.**

6'10 x 6'2 (2.08m x 1.88m)

Coloured suite comprising: panelled bath with 'Redring' independent mixer, pedestal handbasin, and low flush w.c. - all with tiled surround. Heated towel rail. Light with shaver point. UPVC obscure double-glazed window. Emergency pull-cord.

#### **BEDROOM**

10'10 x 9'5 (3.30m x 2.87m)

Artex ceiling. UPVC double-glazed window to rear elevation. Double built-in wardrobe and storage cupboard with sliding mirrored doors. Night storage radiator. Emergency pull-cord.

#### **LIVING ROOM**

17'0 x 10'5 (5.18m x 3.18m)

Coved, textured plaster ceiling. UPVC double-glazing to rear square bay window. Night storage radiator. Security intercom telephone. Emergency pull-cord. Pair of doors to:

#### **KITCHEN**

7'10 x 6'0 (2.39m x 1.83m)

Range of wood-trimmed fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit. Electric cooker point.

Artex ceiling.

#### **OUTSIDE**

FRONT: RESIDENTS' CAR PARK (non-allocated).

REAR: Attractive COMMUNAL GARDEN laid to lawn with planted borders and fenced surround. Rotary clothes line.

#### **GENERAL INFORMATION**

TENURE: 125 years Leasehold from 1989 (94 years remaining).

MAINTENANCE CHARGE: £2,596.48 per annum.

GROUND RENT: £150 per annum.

COUNCIL TAX: Band 'B' - £1,416.93 per annum (2021-2022)

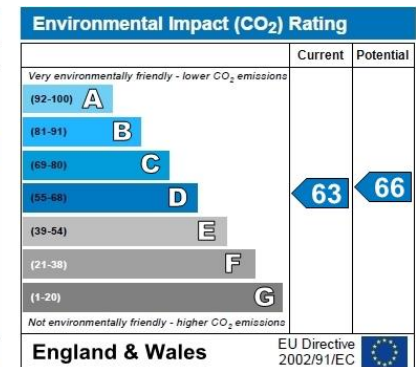
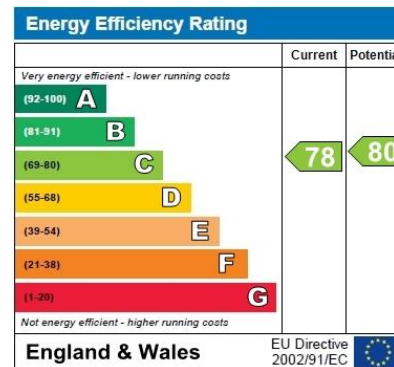
#### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17142/021022)









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