



**Flat 39, Homeheights Clarence Parade
Southsea, PO5 3NN**

Asking Price £225,000

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Sales, Rentals and Block Management

Flat 39, Homeheights Clarence Parade, Southsea, PO5 3NN

ROOF TERRACE AND DELIGHTFUL SEA VIEWS. We are pleased to offer for sale this 2 bedroom 4th floor seafront retirement apartment with own roof terrace. The property offers delightful sea views over The Solent and towards the Isle of Wight. The accommodation comprises 2 bedrooms, good size lounge, modern fitted kitchen and shower room. The development offers a communal car park, laundry room, residents lounge/kitchen, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors. The property is being offered with no onward chain, an extended lease of approximately 148 years and peace of mind with emergency pull cords/care line. This development is located in the heart of Southsea and benefits from local amenities including restaurants, cafes, bars, shops, bus routes, Gunwharf Quays and several train stations. Call now to arrange your accompanied viewing.

Communal Entrance

Security intercom system leading to communal entrance, stairs and lift to all floors.

Flat front door to:

Entrance Hall

Electric night storage heater, coved and textured ceiling, storage cupboard housing hot water tank, electric meter and consumer unit.

Lounge

18' x 10'5 (5.49m x 3.18m)

Four double glazed windows with built in blinds. Delightful sea views. Electric night storage heater, electric fire with mantle piece over, coved and textured ceiling, opening to:

Kitchen

8' x 7'5 (2.44m x 2.26m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in double oven, hob and extractor. Integrated fridge freezer, tiled flooring, part tiled walls, double glazed window.

Bedroom 1

18'2 x 14'3 (5.54m x 4.34m)

Double glazed window, double glazed door to roof terrace, fitted wardrobe, electric night storage heater, coved and textured ceiling.

Roof Terrace

26'10 x 18'3 (8.18m x 5.56m)

Good size roof terrace with delightful sea views.

Bedroom 2

13'9 x 7'5 (4.19m x 2.26m)

Double glazed window, fitted wardrobe, coved and textured ceiling.

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Double walk in shower, WC, wash hand basin with cupboard below, tiled flooring, tiled walls, heated towel rail, coved and textured ceiling, extractor.

Additional Information

Tenure - Leasehold

Length of Lease - 185 years from 01/11/1987 - Approximately 148 years remaining

Service Charge - £3460.82 per 6 months

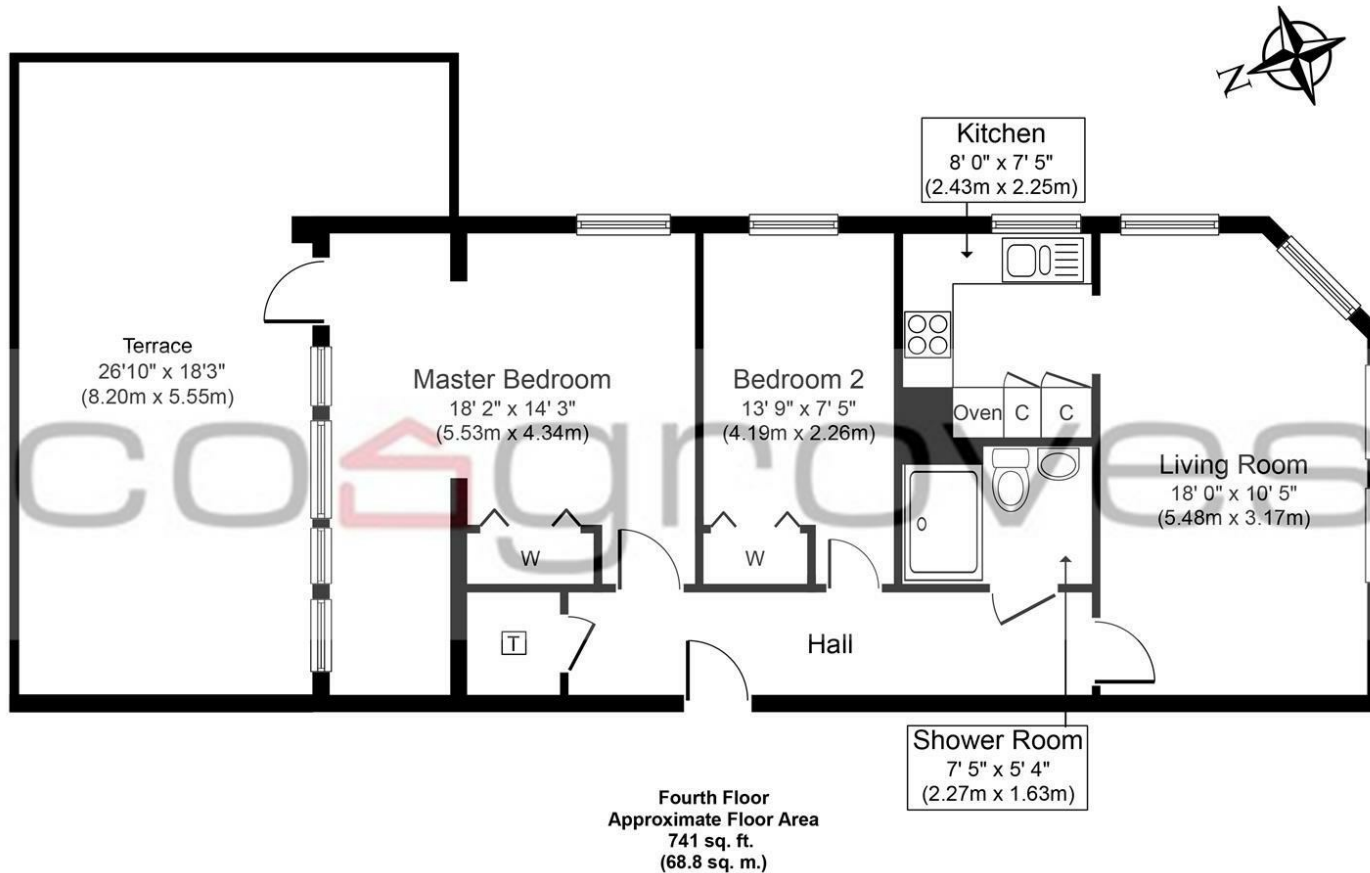
Ground Rent - £329.15 per 6 months

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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