

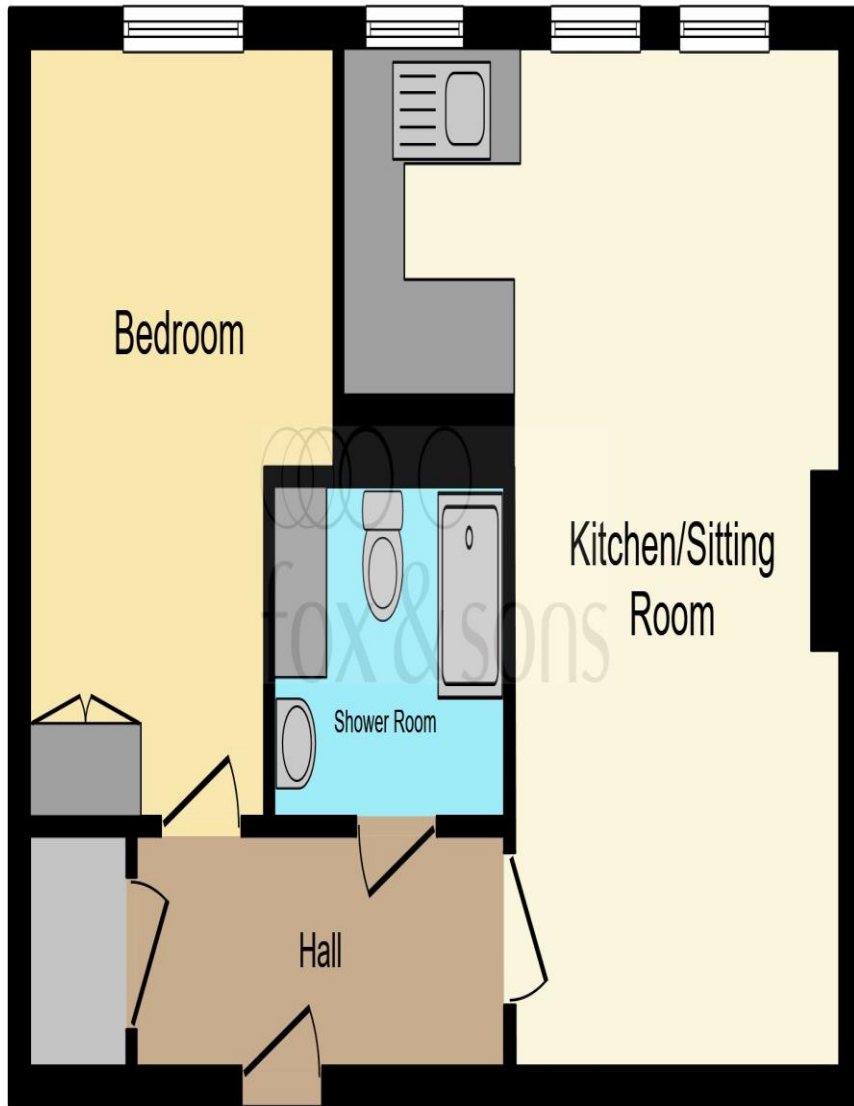


**Homeheights Clarence Parade, Southsea PO5 3NW**

**welcome to**  
**Homeheights Clarence Parade, Southsea**

A one bedroom retirement flat on the 8th floor of Homeheights, Clarence Parade, Southsea. For 65's and over, this property is perfect for those looking for a safe and secure place to retire and to be close to local amenities, entertainment, transport and, of course, the seafront.





Total floor area 42.4 sq.m. (456 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**Lounge**

17' 4" x 10' 5" ( 5.28m x 3.17m )

**Kitchen**

7' 3" x 7' 5" ( 2.21m x 2.26m )

**Bedroom 1**

13' 1" x 10' 1" MAX ( 3.99m x 3.07m MAX )

**Bathroom**

welcome to

## Homeheights Clarence Parade, Southsea

- 1 BEDROOM
- RETIREMENT
- 8TH FLOOR
- STUNNING VIEWS
- ON THE SEAFRONT

Tenure: Leasehold EPC Rating: C

offers in excess of

**£140,000**



**view this property online** [fox-and-sons.co.uk/Property/SOS105226](https://fox-and-sons.co.uk/Property/SOS105226)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SOS105226 - 0029

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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Please note the marker reflects the  
postcode not the actual property