



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

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Homeheights Clarence Parade, Southsea**

One bedroom retirement apartment, situated in the popular location of Homeheights. Call us in branch to view!



Fox & Sons Southsea welcome to the market this well-presented, one-bedroom, purpose-built retirement apartment, situated on the 6th floor of the sought-after Homeheights development. This spacious apartment boasts a bright and airy lounge with direct, UNINTERRUPTED views of the Solent, allowing plenty of natural light to fill the space - perfect for enjoying the sunshine on a beautiful day! The fully fitted kitchen, located just off the lounge, offers ample cupboard space. The double bedroom benefits from built-in wardrobes, with additional space for furnishings. The bathroom features a shower cubicle with a hand support rail, a toilet, and a wash basin with an integrated cupboard and mirror. The hallway provides further built-in storage along with an intercom system for added security.

Homeheights offers a fantastic range of amenities for residents. This includes, a residents lounge, laundry room, games room with a snooker table, two observation decks (one on the 8th floor) equipped kitchen, landscaped garden, a variety of resident activities, including a fitness class held every Monday. Residents' parking is available on a first-come, first-served basis, with additional visitor parking on-site.

This property is a superb opportunity for anyone aged 60 or above or in the event of a couple, the other person must be over 55 years - looking for a comfortable and well-maintained retirement property with breath-taking sea views. To view this apartment please call us today!

### **Lounge**

10' 7" x 15' 1" Max ( 3.23m x 4.60m Max )

### **Kitchen**

5' 5" x 7' 7" ( 1.65m x 2.31m )

### **Bedroom One**

10' 10" Max x 14' ( 3.30m Max x 4.27m )

### **Bathroom**



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## Homeheights Clarence Parade, Southsea

- ONE BEDROOM RETIREMENT APARTMENT
- FANTASTIC SEA VIEWS OF SOUTHSEA AND THE SOLENT
- LOCATED ON THE 6TH FLOOR
- ONSITE MANAGEMENT
- OBSERVATION DECK

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 24000.00

Ground Rent: 224.00

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.

**£125 000**



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Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOS106200 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would 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.



**023 9229 3100**



[Southsea@fox-and-sons.co.uk](mailto:Southsea@fox-and-sons.co.uk)



65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS



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