

3 HOMEGROVE HOUSE
GROVE ROAD NORTH, SOUTHSEA,
HAMPSHIRE, PO5 1HN



£70,000 Leasehold

GROUND FLOOR RETIREMENT FLAT WITH NO FORWARD CHAIN! A warden controlled retirement flat situated along Grove Road North, Southsea. This bright and airy well-presented property comprises double bedroom with fitted wardrobes, fitted shower room, modern kitchen, and westerly aspect lounge/diner opening up to the communal gardens. The communal facilities include a residents' lounge, laundry room, guest suite, and pretty, tended gardens. The property also benefits from residents' off road parking (on a first come, first serve basis), and is within walking distance of local amenities and Southsea seafront. Please contact Jeffries & Dibbens to arrange your internal viewing.



jidea.co.uk

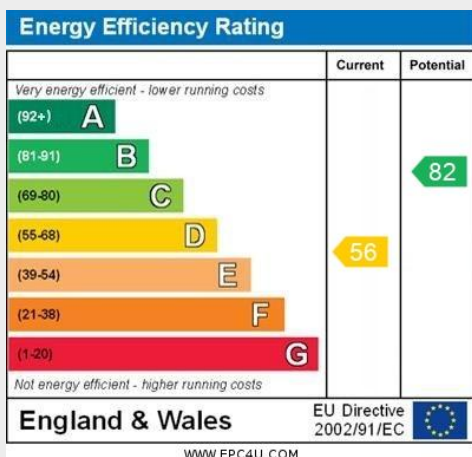
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COMMUNAL ENTRANCE

Secure communal entrance to building, security entry system.

COMMUNAL FOYER

Manager's office, lift and stairs to all floors, communal facilities including; guest suite, communal lounge with access to communal gardens and laundry room.

FRONT DOOR

Leading to:-

HALLWAY

Storage cupboard, carpet throughout, doors to all rooms, security entry phone system, emergency pull cord.

SHOWER ROOM

6' 8" x 5' 4" (2.05m x 1.65m)

Modern shower room comprising shower cubicle with electric shower unit, close coupled WC, vanity unit incorporating hand basin and cupboard beneath, tiled to principal areas.

BEDROOM

14' 11" x 8' 9" (4.57m x 2.67m)

Double glazed window to front elevation, carpet throughout, built-in wardrobe.

LIVING ROOM

18' 5" x 10' 8" (5.62m x 3.26m)

Double glazed window to front elevation, double glazed door to decking area in communal garden, carpet throughout, electric radiator, opening to:-

KITCHEN

5' 5" x 7' 5" (1.66m x 2.27m)

Lovely modern fitted kitchen comprising range of wall and base level units incorporating square edge work surfaces, electric hob with electric oven below, stainless steel sink and drainer unit, space for fridge/freezer, tiled to principal areas.

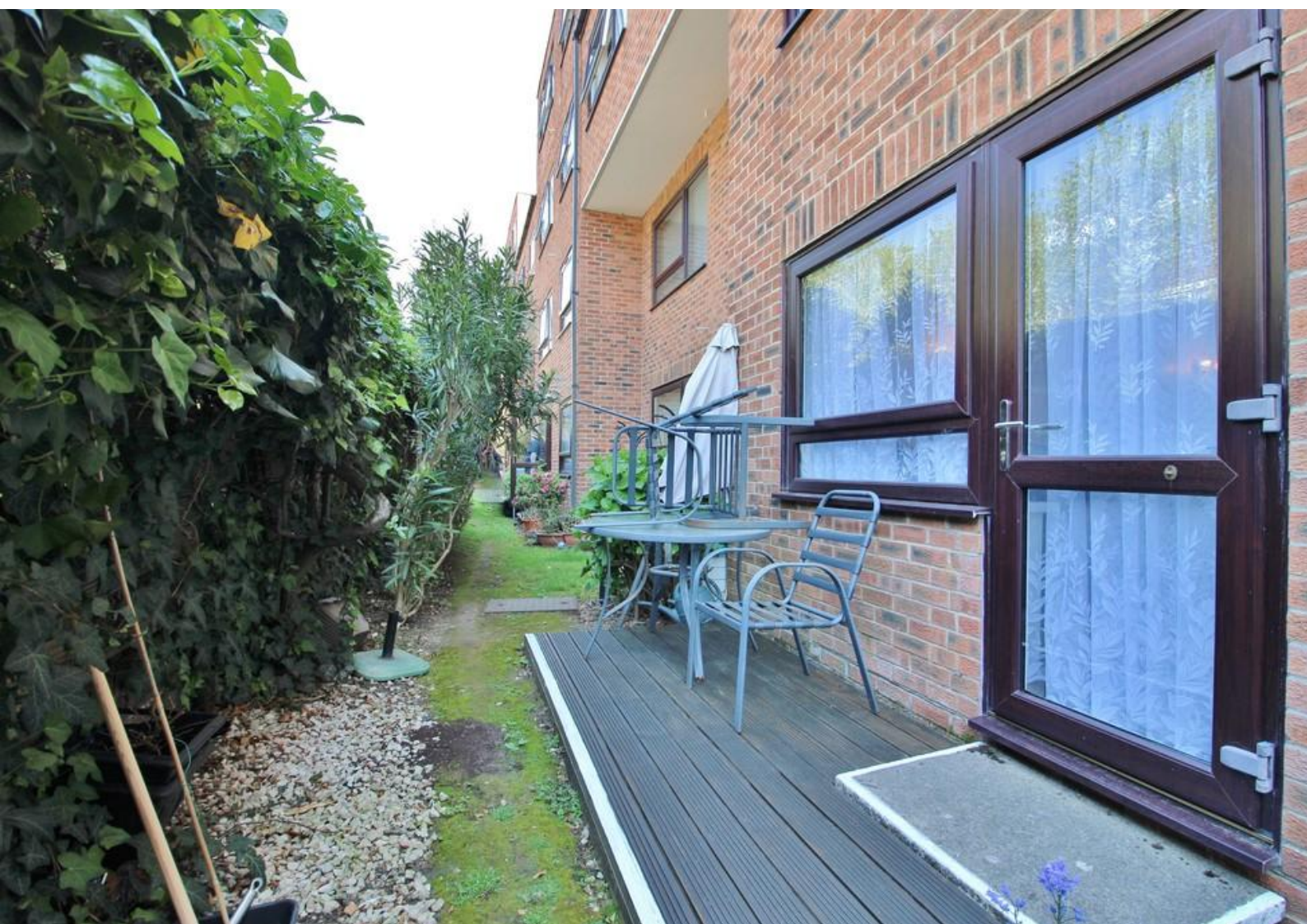
OUTSIDE

Communal residents' off road parking on a first come, first serve basis, and pretty communal gardens.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



As of May 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: First Port.

Balance of Lease: 57 years remaining.

Ground Rent Charges: TBC.

Ground Rent Review Period: Annually.

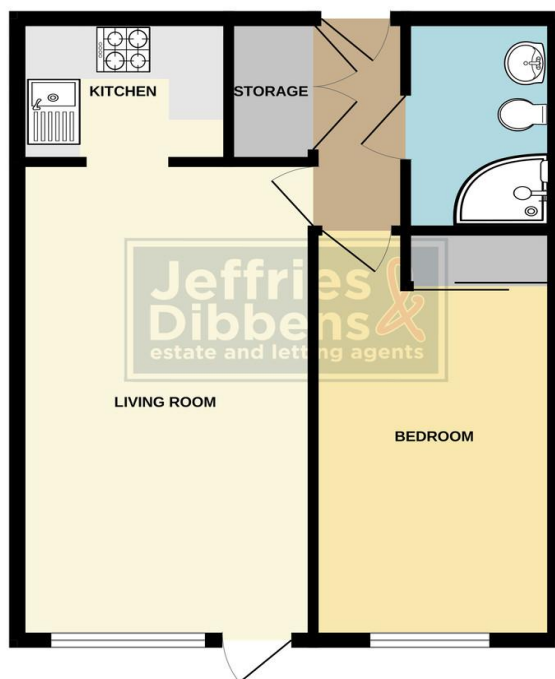
Maintenance/Service Charges: £3387.28 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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