

**32 HOMEGROVE HOUSE
GROVE ROAD NORTH, HAMPSHIRE,
PO5 1HN**



£80,000 Leasehold

ONE BEDROOM RETIREMENT FLAT WITH NO ONWARD CHAIN! We are delighted to offer for sale this one bedroom, first floor retirement home situated within Homegrove House, Grove Road North, Southsea. The well-presented accommodation comprises double bedroom with built-in wardrobe, lounge/diner overlooking communal garden, a modern fitted kitchen, and modern shower room. Features include double glazing, electric storage heating, carpets throughout and no forward chain. The property also benefits from a range of residents' facilities which include lounge, guest suite, landscaped garden, and unallocated off road parking on a first come, first serve basis. An internal viewing is highly recommended and can be arranged by calling our Marmion Road branch today!



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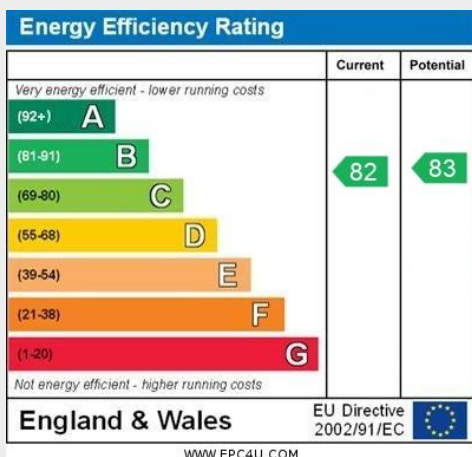
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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

House manager's office, lift and stairs to all floors, access to residents' lounge, guest suite and laundry room, door to number 32 found on the first floor.

HALLWAY

Built-in storage cupboard housing hot water heater, electric meter and consumer unit, security entry phone, emergency pull cord, doors to:-

SHOWER ROOM

6' 9" x 5' 6" (2.08m x 1.69m)

Modern fitted suite comprising double shower cubicle with 'Triton' electric shower unit, low level WC, wash basin set in vanity unit, fully tiled and anti-slip flooring, wall mounted heater, extractor fan.

LOUNGE/DINER

15' 1" x 10' 6" (4.62m x 3.21m)

Double glazed window to rear elevation with views over the communal gardens, carpeted, electric storage heater, emergency pull cord, archway opening to kitchen.

KITCHEN

7' 3" x 5' 4" (2.22m x 1.65m)

Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, tiled to principal areas and tiled flooring, space for fridge/freezer.

BEDROOM

11' 10" excluding wardrobe x 8' 9" (3.61m x 2.67m)

Double glazed window to rear elevation, built-in wardrobes, electric storage heater, carpeted, emergency pull cord.

COMMUNAL FACILITIES

Residents lounge, guest suite and laundry room.

OUTSIDE

Communal garden and communal residents' parking on a first come, first serve basis.

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: Estate and Management Ltd.

Balance of Lease: 96 years remaining.

Ground Rent Charges: £969.91 per annum.

Ground Rent Review Period: Next review 2045.

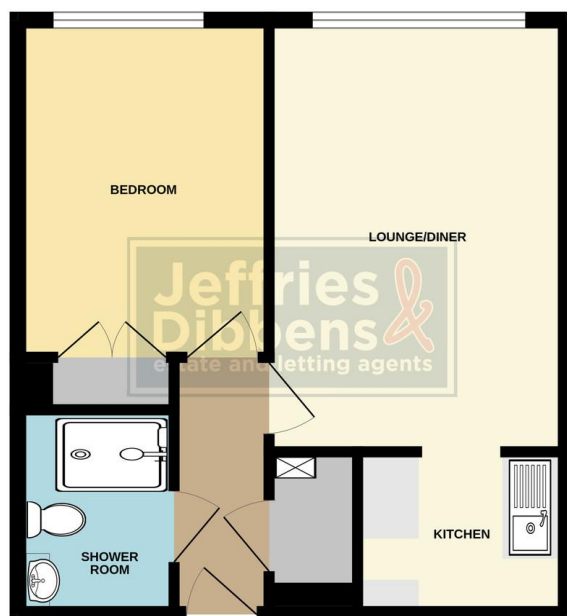
Maintenance/Service Charges: £2258.18 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charges.

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH