

FLAT 54 HOMESSEA HOUSE
GREEN ROAD, SOUTHSEA,
PO5 4DQ



£75,000 Leasehold

WELL-PRESENTED RETIREMENT APARTMENT WITH NO FORWARD CHAIN! Situated in the heart of Southsea is this bright and airy second floor retirement apartment in Homesea House, Green Road, Southsea. The internal accommodation on offer comprises a 16ft (approx.) lounge/dining room with opening to a modern fitted kitchen, large storage cupboard, double bedroom with built-in wardrobe, and modern fitted bathroom. The residence also provides a host of communal facilities on site including, laundry room, guest suite, residents' lounge and secure off road parking (to be arranged via house manager). The building has a minimum age restriction of 55 years. Please call the Southsea office to arrange your internal inspection.

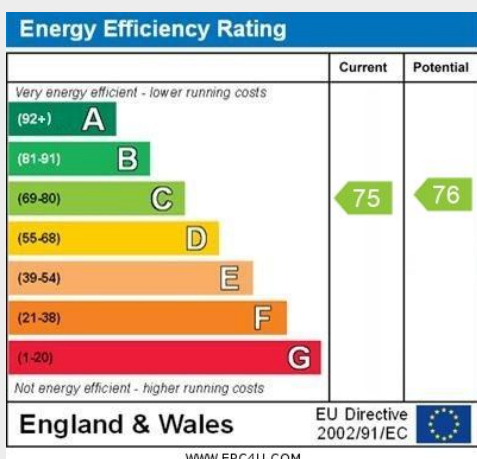


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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL FOYER

Site manager's office, access to communal laundry room, and communal lounge, lift and stairs to all floors, Flat 54 can be found on the second floor.

HALLWAY

Doors to all rooms, carpeted flooring, emergency pull cord and intercom, smoke detector, door to large cupboard housing electric meter and consumer unit, and hot water tank.

BATHROOM

6' 9" x 5' 10" (2.06m x 1.78m)

Modern fitted suite comprising shower cubicle with electric shower unit, close coupled WC, pedestal mounted wash basin, heated towel rail, extractor fan, fully tiled walls and vinyl flooring.

BEDROOM

13' 7" excluding wardrobe depth x 9' 1" (4.15m x 2.79m)

Double glazed window to front elevation, carpeted flooring, TV and telephone points, built-in wardrobe, emergency pull cord and intercom.

LOUNGE/DINER

16' 7" x 10' 1" (5.07m x 3.09m)

Double glazed window to front elevation, carpeted flooring, electric fire with surround, emergency pull cord, TV and telephone points, through to:-

KITCHEN

4' 11" x 6' 11" (1.52m x 2.12m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with electric hob and extractor hood over, space for tall fridge/freezer, extractor fan, fully tiled walls and vinyl flooring, double glazed window to side elevation.

OUTSIDE

Landscaped communal gardens, residents' and visitor parking (on a first come, first serve basis).

COMMUNAL AREAS

Residents' lounge, communal laundry room and guest suite.

AGENTS NOTES:

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: £441.62.

Ground Rent Review Period: TBC

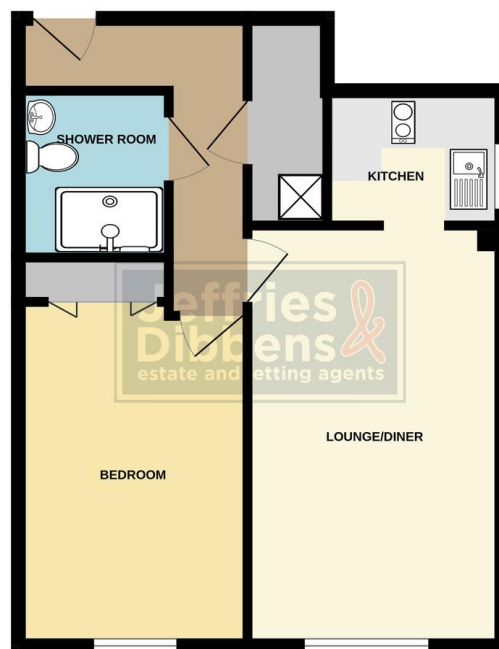
Maintenance/Service Charges: £2194.76.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charge.

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

SECOND FLOOR



While 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 misstatement. 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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OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk

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