

25 HOMESSEA HOUSE  
GREEN ROAD, SOUTHSEA,  
HAMPSHIRE, PO5 4DG



**£55,000** Leasehold

FIRST FLOOR RETIREMENT APARTMENT OFFERED WITH NO FORWARD CHAIN! This first floor apartment is located in the popular Homesea House development on Green Road. Recently decorated throughout and featuring newly laid carpet, the accommodation includes a spacious 16ft (approx.) lounge/diner, a fitted kitchen, a modern shower room, and a generous double bedroom with built-in wardrobe. Residents benefit from a range of communal facilities including a lounge, guest suite, laundry room, and off-road parking (available on a first come, first served basis). To arrange your viewing, contact the Southsea office along Marmion Road.



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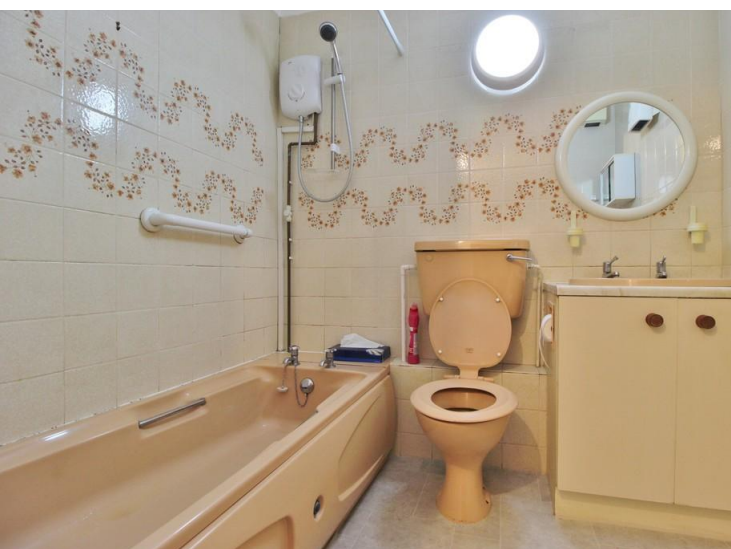
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

## COMMUNAL ENTRANCE

Security entrance and communal hallway with lift and stairs to all floors, access to communal facilities, door to flat 25.

## HALLWAY

Doors to all rooms, freshly laid carpet, cupboard housing hot water tank, consumer unit and electric meter.

## BATHROOM

6' 9" x 5' 5" (2.06m x 1.67m)

Panel enclosed bath with electric shower unit over, concealed WC, vanity unit incorporating hand basin and cupboard underneath, tiled to principal areas, vinyl flooring.

## BEDROOM

14' 0" x 8' 8" (4.29m x 2.66m)

Double glazed window to front elevation, storage heater, newly laid carpet, built-in wardrobe.

## LIVING ROOM

18' 10" x 10' 8" (5.76m x 3.26m)

Double glazed windows to front elevation, storage heater, newly laid carpet, opening to:-

## KITCHEN

5' 4" x 7' 3" (1.65m x 2.23m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit, electric oven, electric hob, space for under counter fridge, vinyl flooring.

## 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 NOTE:

## COUNCIL TAX

Band A.



# LEASE INFORMATION:



As of June 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 per annum.

**Ground Rent Review Period:** TBC.

**Maintenance/Service Charges:** £3204.15 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within service charge.

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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
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