



£135,000

Havant Road

Horndean, PO8 0XA

PROPERTY SUMMARY We are delighted to offer for sale this well presented 1 bedroom ground floor retirement apartment located in Rosecott in the heart of Horndean village. Offering easy access to local shops, bus routes and amenities we believe this property will attract immediate interest. The property has a large number of benefits including 1 double bedroom with fitted wardrobe, spacious shower room, fitted kitchen and a large lounge with patio sliding doors leading to a private garden area providing your own outdoor space. Further benefits include considerable off road parking, communal residents lounge with an onsite Walden. To arrange your viewing contact us as sole agents today!





COMMUNAL ENTRANCE Access through secure security intercom system, office to assist you with any extra needs, lift and stairs to other floors.

ENTRANCE HALL Intercom system with assisted cords, storage cupboard housing hot water cylinder and electrical meters, doors leading to:

SHOWER ROOM 7' 02" x 5' 08" (2.18m x 1.73m) Double shower cubicle, WC, hand wash basin with cupboard under, part tiled, extractor fan, storage wall heater, assisted cords, assisted handles, part tiled.

LOUNGE 14' 04" x 11' 01" (4.37m x 3.38m) Storage heater, emergency pull cord, double doors to the rear aspect that are leading into a private garden area, opening to:

KITCHEN 7' 11" x 7' 07" (2.41m x 2.31m) Range of cupboards, units and work surfaces, sink unit incorporating draining board, electrical hob with hood over, integrated oven. Integrated fridge freezer, plumbing for your choice of washing machine or dishwasher.

BEDROOM 13' 02" x 15' 02" (4.01m x 4.62m) Window to rear aspect, storage heater, built in wardrobe, emergency pull cord.

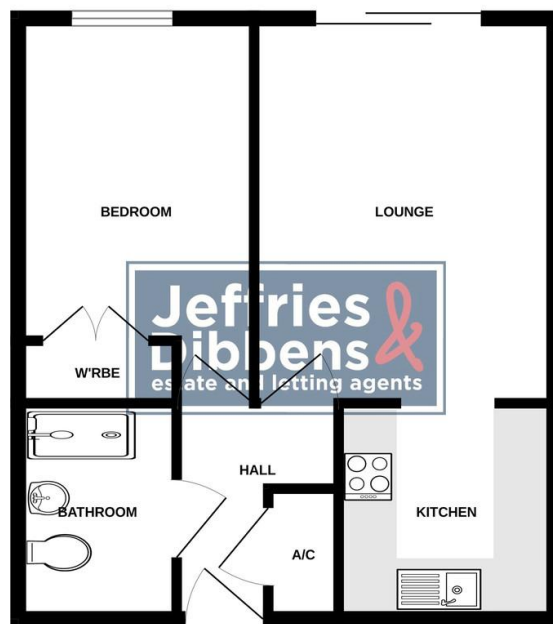
DEVELOPMENT FEATURES Residential lounge area, communal laundry room, residential house manager, care line system.

OUTSIDE Communal areas, private garden mostly paved with planting areas.

PARKING Considerable off road parking for residents and guests.



GROUND 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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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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