



## Homesea House, Green Road

Southsea PO5 4DG



- Communal entrance hall
- Communal facilities including laundry room, residents lounge, guest suite and communal gardens
- Owners entrance hall
- Corner dual aspect lounge
- High gloss mocha colour modern kitchen
- Refitted shower room with contemporary style suite
- Dual aspect bedroom
- Electric heating and double glazing
- First come first serve residents parking
- Extended lease with nil ground rent
- Internal inspection highly recommended

## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire

**A rarely available corner one bedroom first floor retirement flat which was previously the original Wardens flat that has been modernised and updated by the current owner to include new high gloss kitchen and contemporary style shower room with the added bonus of an extended lease.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, lift and stairs to all floors, access to all communal facilities including communal garden, residents lounge, residents laundry room and guest suite.

**OWNERS ENTRANCE HALL** via wood grain effect door, modern panel effect doors to bedroom, shower room, storage cupboard and similar matching glazed door to lounge/dining room, wall mounted panel heater, emergency call facility, access to roof space, good sized walk-in storage cupboard with electric meter, fuses and water heater.

**LOUNGE/DINING ROOM** 17ft 7 (5.37m) reducing to 11ft 9 (3.59m) x 16ft (4.85m) reducing to 8ft 3 (2.53m) L-shaped dual aspect room with double glazed dual aspect windows with built-in window blinds, two wall mounted electric panel heaters, television point, telephone point, built-in breakfast bar area with wood grain effect roll edge work surfaces, mocha high gloss storage drawers and pan drawers below with built-in cutlery tray, these units match the kitchen units, three wall light points.

**KITCHEN** 7ft 4 (2.23m) x 5ft 7 (1.72m) modern refitted mocha colour high gloss units, kitchen comprising one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over with pull-out spray attachment, granite effect roll edge work surfaces with glass splashback, range of storage cupboards and drawers below, spice racks, corner carousel units, range of matching eyelevel storage cupboards with under pelmet lighting, integrated fridge/freezer, brushed steel electric oven and grill with two ring electric hob over, double glazed window with built-in window blinds, extractor fan, inset ceiling spotlights, archway from lounge/dining room with louvered doors.

**BEDROOM** 15ft 7 (4.76m) reducing to 12ft 8 (3.86m) x 11ft 2 (3.41m) reducing to 7ft 7 (2.33m) (measurements taken to built-in wardrobes), dual aspect room via double glazed windows with built-in window blinds, wall mounted panelled heater, two wall light points, fitted bedroom furniture comprising panel effect units with black furniture, his and hers double wardrobes concealing hanging rail and storage shelf space, centre eyelevel double storage cupboard with storage drawers below.

**SHOWER ROOM** 7ft 6 (2.30m) x 7ft 1 (2.16m) frosted double glazed tilt and turn window, refitted contemporary style bathroom suite comprising walk-in shower cubicle with glazed screen, two marble effect splashback walls, chrome grab rails, electric shower mixer, close coupled wc with concealed cistern, ceramic wash hand basin with chrome monobloc waterfall mixer tap with pop-up waste, granite effect work surfaces with wood grain panel effect storage cupboards below, stone effect tiling to walls, chrome towel rail/radiator, extractor fan, emergency call facility, vinyl flooring, inset ceiling spotlights.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate this rarely available one bedroom corner first floor apartment that has been modernised by the current owner.

**PARKING PERMIT ZONE -LA- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)**

**LEASEHOLD – For residents aged 60 years and over.**

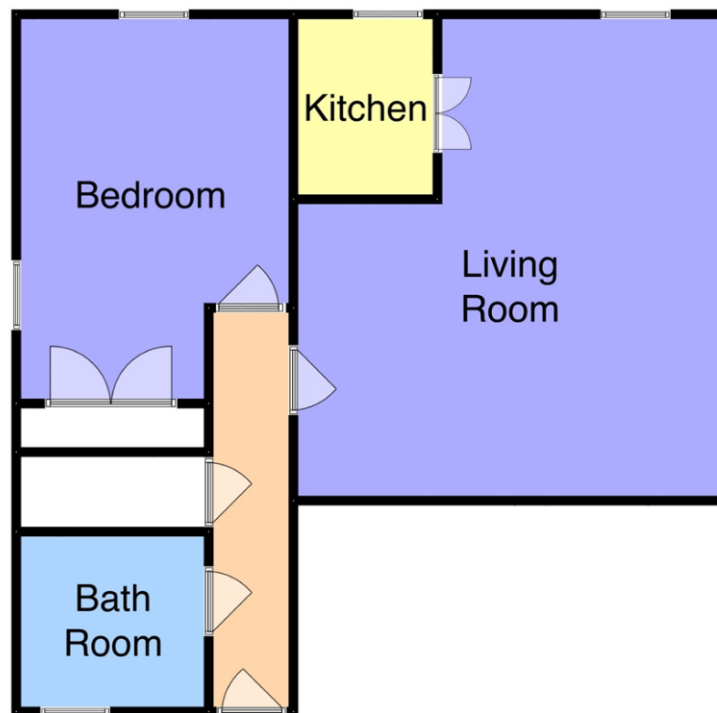
**Lease length – 189 years from 1<sup>st</sup> September 1983**

**Maintenance charges – £82.45 per week (£4,287.47 per annum)**

**Ground rent – Nil**

**BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**



The Floor Plan is For Guidance Only And is Not Scale

**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees.** The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/230824/4770



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

