

bushnell porter



Tudor Rose Court

South Parade, Southsea, PO4 0DE



- Communal entrance hall with resident lounge, access to gardens, lift and stairs to all floors, estate manager, emergency call system
- Owners entrance hall
- Lounge with balcony and side aspect views towards the Solent and Isle of Wight
- White high gloss kitchen
- Bedroom with walk-in wardrobe
- Wet room
- Double glazing
- Seafront location
- No forward chain



Independent Estate Agents

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Other Offices in Hampshire



A one bedroom westerly facing side aspect 2nd floor retirement flat situated on Southsea Seafront with Seafront, Solent and Isle of Wight views. No forward chain.

COMMUNAL ENTRANCE HALL security entrance phone, lift and stairs to all floors, residence lounge.

OWNERS ENTRANCE HALL wood grain effect doors with chrome furniture to all rooms, emergency call facility, room thermostat, built-in storage cupboard with electric meter and 'Vent-Axia' heating system, control box.

LOUNGE westerly facing side aspect room via double glazed window with adjacent double glazed door leading out onto Jack and Jill balcony shared with bedroom, two panelled radiators, television point, telephone point, archway leading through to kitchen.

KITCHEN comprising white high gloss units with chrome furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, wood effect work surfaces with matching splashback plus tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet lighting, built-in brushed steel electric oven and grill, adjacent integrated fridge/freezer, four ring electric hob with glass splashback and brushed steel cooker hood over, tiled flooring.

BALCONY westerly facing side aspect views over communal gardens and towards South Parade, The Solent and the Isle of Wight beyond.

BEDROOM westerly facing side aspect room via double glazed window with adjacent double glazed door opening out onto Jack and Jill shared balcony with lounge, built-in triple wardrobe, panelled radiator, further built-in wardrobe via wood grain effect door with chrome furniture with hanging rail and storage shelf space, automatic lighting, emergency call facility.

WET ROOM three piece suite comprising corner walk-in shower with chrome shower mixer, rail and curtain, close coupled wc with concealed cistern, storage shelf over with tiled splashback, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, wood effect work surfaces with tiled splashback, white high gloss storage cupboards below, tiling to dado level to all walls, chrome towel rail/radiator, tiled flooring, mirror, strip light and shaver point, emergency call facility.

N.B. AGENTS NOTES: Measurements and floor plan are supplied by McCarthy and Stone and therefore internal personal assessment and confirmation is highly recommended as all measurements are approximate due to the irregular shapes of the rooms.

PARKING PERMIT ZONE – KC - 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 C - £2,037.07 (2026/2027)

LEASEHOLD – YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

Lease length – 999 years from 2018 (991 years remaining)

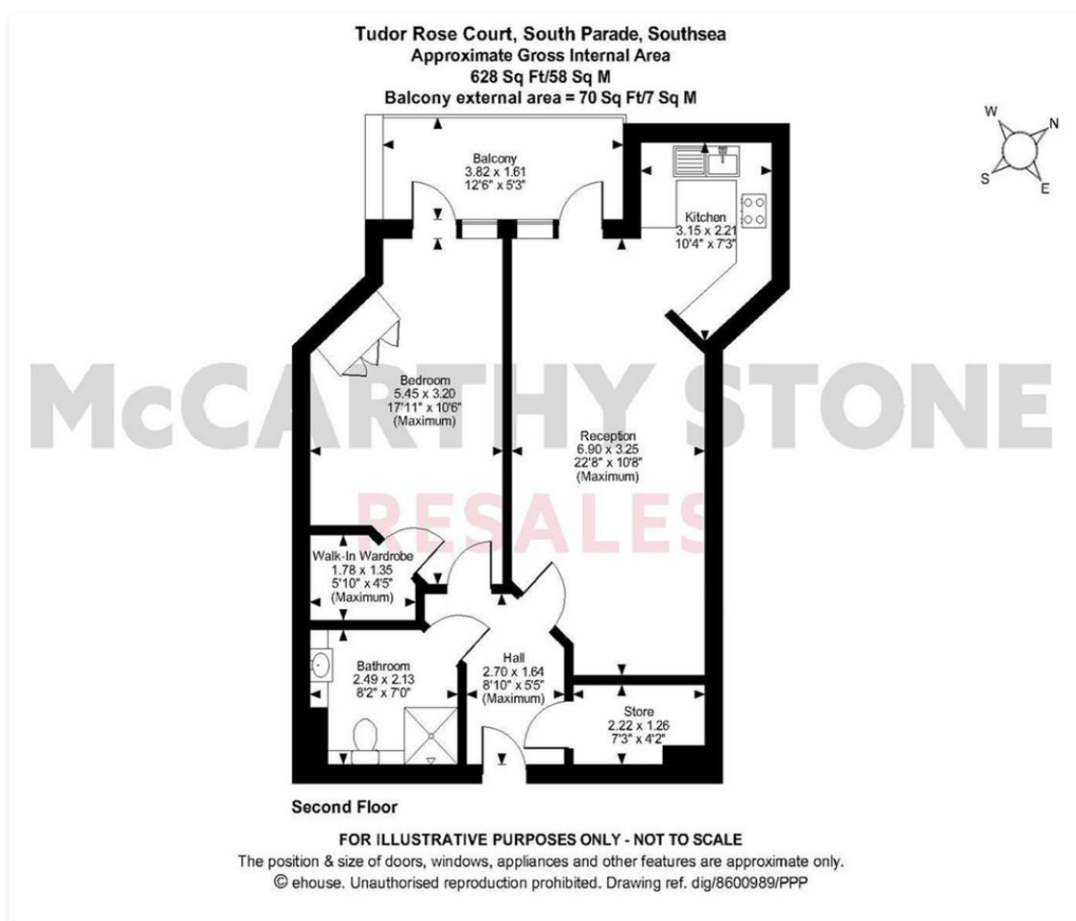
Maintenance charges – £783.17 per month

Ground rent – £217.50 half yearly in advance

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





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REF: TK/SC/210926/4887



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

