



£85,000 Leasehold

GROUND FLOOR RETIREMENT APARTMENT OFFERED WITH NO FORWARD CHAIN! Situated in the heart of Southsea, is this bright and airy ground floor retirement apartment in Homesea House, Green Road. The internal accommodation on offer comprises a 14ft reception room with opening to a fitted kitchen, large storage cupboard, double bedroom with built-in wardrobes and a fitted shower room. The residence also provides a host of communal facilities on site including, laundry room, guest suite, residents' lounge and off-road parking (available on a first come, first served basis). The building has a minimum age restriction of 55 years, so for further details or to arrange your viewing call the Southsea office.



COMMUNAL ENTRANCE

Security entrance and communal hallway with lift and stairs to all floors, access to communal facilities, door to flat 16.

HALLWAY

Doors to all rooms, storage cupboard housing electric meter and hot water cylinder, carpeted.

SHOWER ROOM

6' 7" x 5' 4" (2.02m x 1.65m)

Walk-in shower cubicle with electric shower, close coupled WC, vanity unit housing wash basin with mixer tap, extractor fan, tiled to principal areas.

BEDROOM

11' 5" x 8' 8" (3.49m x 2.65m)

Double glazed window to side elevation, electric heater, a range of fitted bedroom furniture including: wardrobe, chest of drawers and bedside cabinet, carpeted, emergency pull cord.

LOUNGE

14' 8" x 10' 7" (4.49m x 3.23m)

Dual aspect double glazed windows and double glazed door to communal garden, electric heater, carpeted, emergency pull cord.

KITCHEN

5' 3" x 7' 2" (1.62m x 2.20m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for fridge/freezer, extractor fan, tiled to principal areas and laminate flooring, double glazed window to rear 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 NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of February 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: First Port.

Balance of Lease: TBC

Ground Rent Charges: £220.00 per annum.

Ground Rent Review Period: Every 6 months.

Maintenance/Service Charges: £2308.00 per annum.

Maintenance /Service Charges Review Period: Every 6 months.

Building Insurance: £75.00 per annum approx.

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

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 for 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

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH