



**Homeheights
Clarence Parade
Southsea PO5 3NW**



- Communal entrance hall
- Security entrance phone
- House manager/Careline facility
- Communal laundry room, lounge and gardens
- Owners entrance hall
- Southerly front aspect lounge with Common, Solent and Isle of Wight views
- Panel effect kitchen
- Easterly facing bedroom with roof top and Solent views
- Bathroom
- Electric heating and double glazing
- Resident's first come first serve parking and visitors parking. No forward chain.



Independent Estate Agents

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Other Offices in Hampshire



A one bedroom eighth floor side easterly and southerly aspect retirement flat situated on Southsea Seafront.

ACCOMMODATION

COMMUNAL ENTRANCE HALL lift and stairs to all floors, access to all communal facilities including communal lounge, laundry room, guest suite and access to games room, viewing balcony and roof top terrace.

OWNERS ENTRANCE HALL via panelled front door, Georgian style panelled doors to all rooms, wall mounted night storage heater, Careline call facility, security entrance phone, cupboard housing water cylinder with electric meter and fuses.

OPEN PLAN LOUNGE/KITCHEN 20ft 9 (6.32m) reducing to 15ft 1 (4.60m) x 10ft 7 (3.22m) reducing to 7ft 5 (2.26m) southerly front aspect room via double glazed windows with views across Southsea Common, Solent and Isle of Wight beyond together with views towards roof tops overlooking Park House and towards the Pyramids. Wall mounted night storage heater, television point, two wall light points, lounge area opening out onto kitchen area. **Kitchen area** comprising grey and cream wood grain shaker design panel effect units with chrome furniture, one and half bowl inset sink unit with chrome monobloc swan neck mixer tap over, wood effect work surfaces with matching splashback, range of storage cupboards and drawers under, further range of eyelevel storage cupboards with under and over pelmet, under pelmet lighting, two smoke glazed eyelevel glazed display cupboards, built-in electric oven with four ring electric induction hob over, glass splashback and brushed steel cooker hood over, integrated fridge, wood grain effect flooring.

BEDROOM 1 14ft (4.28m) x 10ft 10 (3.30m) easterly facing side aspect room via double glazed window overlooking Park House, roof tops and towards the Solent beyond, wall mounted night storage heater, built-in double wardrobes via panelled doors, wall light point.

BATHROOM 5ft 8 (1.73m) x 6ft 10 (2.09m) reducing to 5ft 4 (1.64m) three piece suite comprising panel enclosed bath with tiled surround, chrome bath mixer with pop-up waste, electric shower mixer over with glazed folding screen, close coupled wc with concealed cistern, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, storage drawers below with chrome furniture, chrome towel rail/radiator, wood grain effect flooring, extractor fan.

OUTSIDE to the front of the property there is a communal first come first serve resident's and visitor's parking together with access to communal gardens.

NB: AGENTS NOTES this property is being sold with no forward chain.

COUNCIL TAX – Portsmouth City Council – Band D - £2,180.92 (2025/2026)

LEASEHOLD

Lease length – 125 Years from 1st November 1987

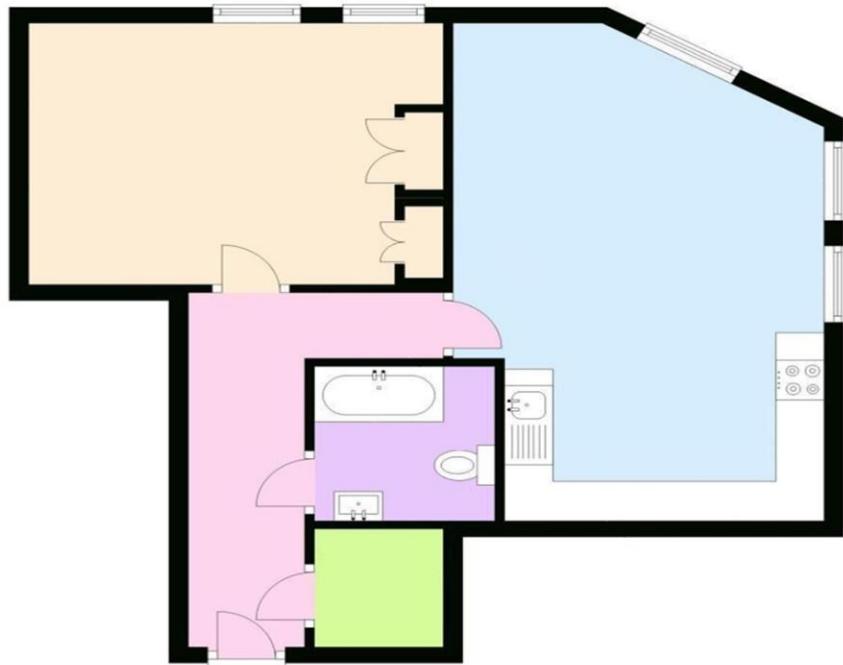
Maintenance charges – £2,231.42 (per six months) 01-09-25 to 8-02-26

Ground rent – £274.30 (per six months) 01-09-25 to 28-02-26

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>

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The Floor Plan is For Guidance Only And is Not To Scale

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