

# bushnell porter



## Homerose House, Cottage Grove

Southsea PO5 1DU



- Communal entrance hall
- Lift and stairs to all floors
- Communal lounge, laundry room and guest facility
- House manager/emergency call facility
- Lounge
- Kitchen
- Double bedroom
- Shower room, no forward chain



## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA  
t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter  
Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



**A front aspect second floor one bedroom retirement flat for those aged 60 and over being sold with no forward chain**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** lift and stairs to all floors, access to communal lounge, laundry room and guest facility, motorised buggy storage area and parking area on a first come first serve basis with parking via security gates.

**OWNERS ENTRANCE HALL** with wood grain effect doors to all rooms, storage cupboard housing water tank\on demand water heater, electric meter and fuse boxes, entrance security phone and 'emergency call' facility.

From the hallway there is a door to:-

**LOUNGE** 20ft 3 (6.18m) max. reducing to 17ft 5 (5.30m) x 10ft 7 (3.23m) UPVC double glazed front aspect window overlooking Cottage Grove, television and telephone points, electric night storage heater, wall mounted lights, archway to kitchen, "emergency call" facility.

**KITCHEN** 7ft 3 9 (2.21m) x 5ft 4 (1.64m) incorporating a stainless steel single drainer sink unit with mixer tap, matching range of white gloss fronted units incorporating a number of matching wall units and base units with black granite effect curved edge work surfaces over with tiled splashback, fridge/freezer. Extractor fan and part tiled walls.

**DOUBLE BEDROOM** 14ft 1 (4.30m) x 8ft 7 (2.64m) front aspect UPVC double glazed window overlooking Cottage Grove, night storage heater, fitted double wardrobes with double folding doors, "emergency call" facility, two wall light points, telephone point.

**SHOWER ROOM** 6ft 7 (2.03m) x 5ft 5 (1.65m) with white suite comprising a walk-in shower cubicle with fitted electric shower, vanity unit incorporating wash hand basin with storage below, chrome taps, close coupled w.c, fully tiled walls, extractor fan and wall mounted electric fan heater.

**PARKING PERMIT ZONE – LB - 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/>**

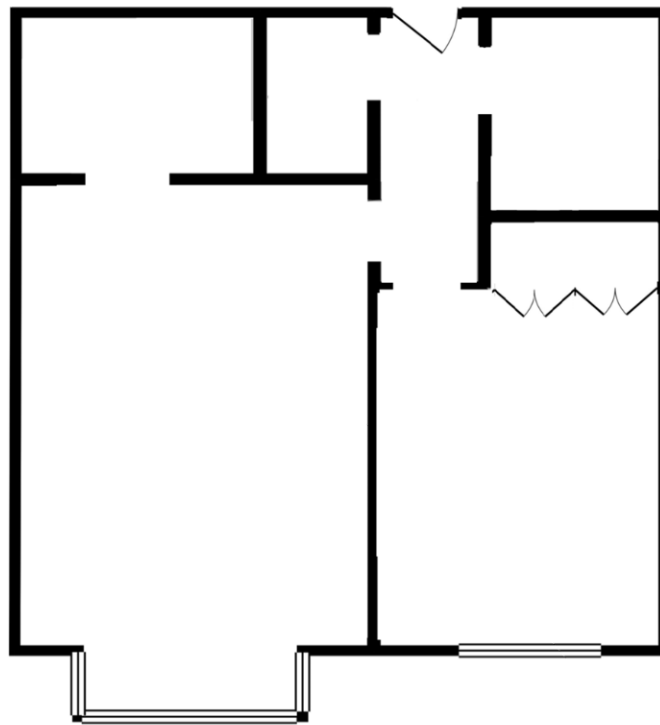
**COUNCIL TAX – Portsmouth City Council – Band A - £1,527.80 (2026/2027)**

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

**Lease length – 99 years from 15<sup>th</sup> November 1985**

**Maintenance charges – £2,192 (per 6 months)**

**Ground rent – £511.30 per annum**



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

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/110526/4860



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

