

Havant Road, Waterlooville

Price Guide £140,000

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Havant Road, Waterlooville, PO8 0XA

Please note: The minimum age requirement for residents is 60 years.
A spacious and well-presented two-bedroom retirement flat, ideally situated within the popular Rosecott development in Horndean, with level and lift access. Just a short distance from the village amenities and local bus routes.

Residents can enjoy a range of excellent communal facilities, including a residents' lounge with kitchen, laundry facilities, a guest suite available for a charge, beautifully maintained communal gardens, and both resident and visitor parking. The development also benefits from the services of a house manager.

Upon entering the property, you are welcomed by a generously sized entrance hallway, offering two large storage cupboards, along with an intercom and secure door entry system.

The bright and airy lounge features double-aspect windows, allowing plenty of natural light to fill the room and creating a pleasant space in which to relax or entertain. The fitted kitchen offers a range of eye-level and base units, ample worktop space and integrated appliances.

The accommodation continues with two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The property is completed by a family bathroom fitted with a convenient walk-in shower.

Ideally suited to those seeking comfortable and convenient retirement living in a friendly and well-maintained development, this property offers a wonderful opportunity to enjoy independent living close to local amenities.









Location - Horndean
Horndean is a popular village in East Hampshire, situated approximately 8 miles (13 km) north of Portsmouth and 8 miles south of Petersfield. The village straddles the A3 trunk road between London and the south coast, providing convenient road links for commuters. The nearest railway station is located at Rowlands Castle, approximately 2.2 miles (3.5 km) to the south-east, with Petersfield station also accessible by a short drive.

The village offers a range of local amenities, including shops, restaurants, traditional pubs and a Morrisons supermarket. Horndean is particularly popular with families, benefiting from an infant school, junior school and Horndean Technology College. The village also enjoys a twinning relationship with Aubergenville in France.

The property is conveniently situated within walking distance of the local No. 8 bus service, which provides direct access to the Queen Alexandra (QA) Hospital complex. A range of essential amenities are also close at hand, including a local pharmacy, GP surgery and post office, making this an accessible and well-connected location for everyday living.

Local authority
East Hampshire District Council

Tenure
Leasehold
61 Years on the lease
£925.00 quarterly service charge (Ground rent inclusive)

Additional Information
EPC - D
Tax Band - C



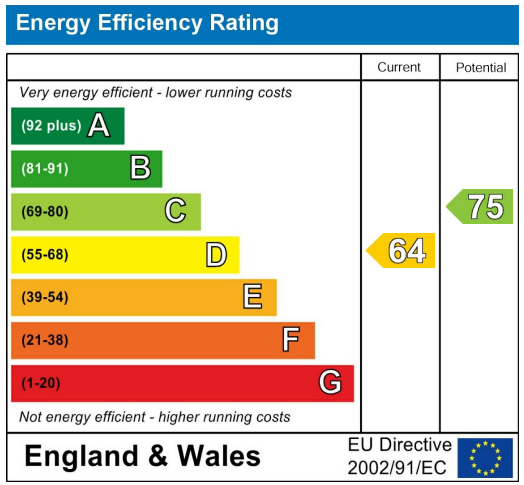






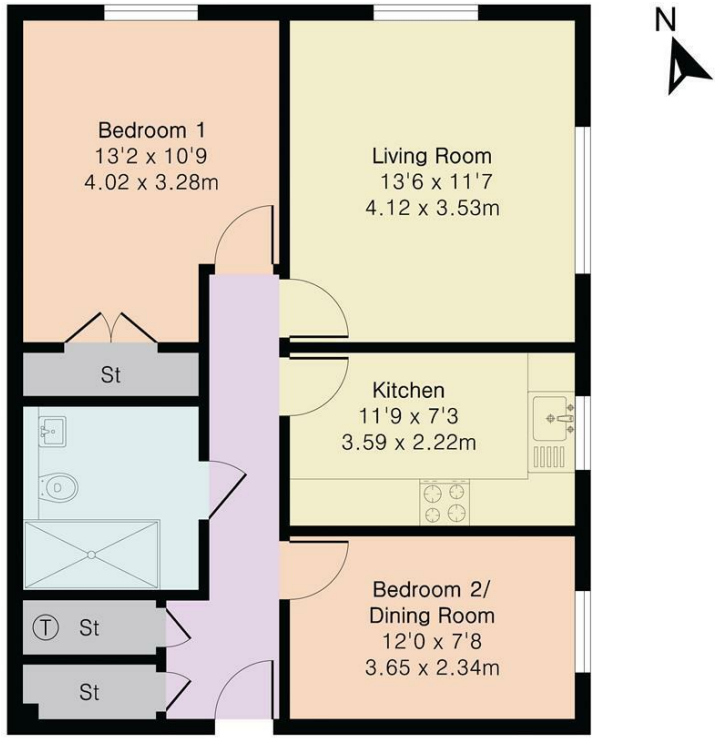






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Approximate Gross Internal Area 679 sq ft - 63 sq m



First Floor

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