



**Flat 50, Homeheights, Clarence Parade
Southsea, PO5 3NW**

Offers Over £180,000

co^ogroves

Sales, Rentals and Block Management

Flat 50, Homeheights, Clarence Parade, Southsea, PO5 3NW

GUIDE PRICE £180,000-£190,000. DELIGHTFUL SEA VIEWS FROM THIS 6TH FLOOR RETIREMENT APARTMENT. We are pleased to offer for sale this 2 bedroom 6th floor seafront retirement apartment with views over The Solent towards the Isle of Wight and Portsmouth Harbour. The accommodation comprises 2 bedrooms, good size lounge, fitted kitchen and newly fitted shower room. The development offers a communal car park, laundry room, residents lounge/kitchen, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors. This development is located in the heart of Southsea and benefits from local amenities including restaurants, cafes, bars, shops, bus routes, Gunwharf Quays and several train stations. Call now to arrange your accompanied viewing.

Communal Entrance

Security intercom system allowing access to the communal entrance. Stairs and lift to 6th floor. Flat front door to:

Entrance Hall

20'8 x 3'10 (6.30m x 1.17m)

Electric night storage heater, coved and textured ceiling, security entry phone, storage cupboard housing hot water tank.

Lounge

17'7 x 10'2 (5.36m x 3.10m)

Triple aspect room with delightful sea views over The Solent towards the Isle of Wight and Portsmouth Harbour. Electric night storage heater, archway to:

Kitchen

7'10 x 7'7 (2.39m x 2.31m)

Fitted kitchen comprising single drainer stainless steel sink unit with wall and base cupboards, electric cooker point, space for fridge freezer, part tiled walls, window to side.

Bedroom 1

13'5 x 8'8 (4.09m x 2.64m)

Window to side, electric night storage heater, fitted wardrobe.

Bedroom 2

13'5 x 7'6 (4.09m x 2.29m)

Window to side, electric night storage heater, fitted wardrobe.

Shower Room

5'4 x 7'3 (1.63m x 2.21m)

Newly fitted shower room which was replaced about a year ago which comprises double shower, wash hand basin, WC, tiled walls, heated towel rail, coved and textured ceiling, electric heater, extractor.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/11/1987 - Approximately 87 years remaining

Service Charge - £5254.70pa - includes buildings insurance

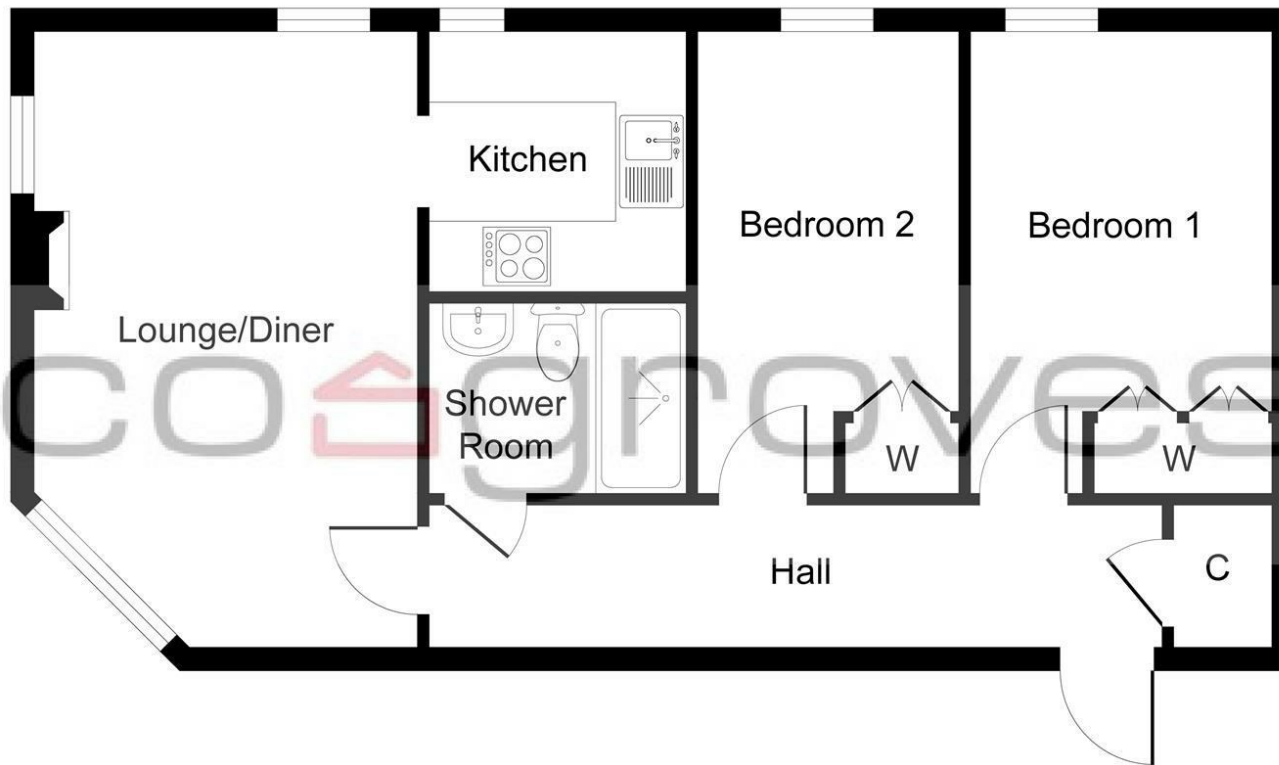
Ground Rent - £658.30pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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