



**32 Homegrove House, Grove Road North
Southsea, PO5 1HN**

Asking Price £68,500

co^ogroves

Sales, Rentals and Block Management

32 Homegrove House, Grove Road North, Southsea, PO5 1HN

1 BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR OVER 55'S WITH LIFT. LOCATED TO THE REAR OF THE BUILDING OVERLOOKING COMMUNAL GARDENS. MODERN FITTED KITCHEN, SHOWER ROOM AND REMAINING LEASE TERM OF APPROXIMATELY 94 YEARS. Conveniently located in central Southsea just a short walk to Palmerston Road, Waitrose, shops, restaurants, cafes, bus routes, library, Kings Theatre, Albert Road & Southsea Seafront. The accommodation comprises a double bedroom overlooking communal garden, good size lounge overlooking communal garden, modern fitted kitchen with cooker and fridge freezer, modern shower room, hall with storage cupboard. The property is fitted with double glazing, electric night storage heating and also benefits from onsite parking, communal lounge/kitchen area, guest suite, laundry room, house manager and well maintained communal gardens with garden furniture. The property is offered with no chain so call today to arrange your viewing.

Communal Entrance

Security intercom system providing access to communal entrance with stairs and lift to first floor. Flat front door to:

Entrance Hall

8'7 x 2'9 (2.62m x 0.84m)

Wall mounted security intercom, fitted carpet, coved and textured ceiling, emergency pull cord, cupboard housing hot water heater, electric meter, electric consumer unit and general storage space.

Lounge

15'8 x 10'6 (4.78m x 3.20m)

Double glazed window to rear overlooking communal gardens, coved and textured ceiling, fitted carpet, electric night storage heater, emergency pull cord, opening to:

Kitchen

7'4 x 5'3 (2.24m x 1.60m)

Single drainer stainless steel sink unit with wall and base cupboards, drawers and work surfaces over. Electric cooker, fridge/freezer, tiled walls and flooring, textured ceiling.

Shower Room

6'8 x 5'6 (2.03m x 1.68m)

White suite comprising double shower cubicle, wash hand basin with storage below, WC, tiled walls, coved and textured ceiling, extractor, electric heater.

Additional Information

Tenure - Leasehold

Length of Lease - 138 years from 25/03/1982 - 94 years remaining approximately

Service Charge - £2441pa

Ground rent - £969.91pa

Council Tax Band - Band A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & 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 that they are necessarily in working order or fit for the purpose.





First Floor

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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	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

