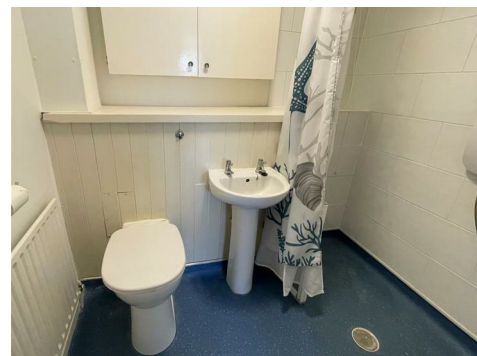




16 Eastern Villas Road, Portsmouth, PO4 0TD

Asking Price £125,000

This beautiful, spacious retirement property sits on the edge of Southsea seafront and provides all over 55 years olds with a peaceful retreat, close to the sea.

The property has a spacious light lounge, spacious double bedroom (with a built in wardrobe) and a wet room style shower room. The kitchen has ample cupboard space and room enough for a table and chairs. The property has been decorated neutrally throughout, with brand new carpets laid. If that wasn't enough, it has a near on perfect EPC Rating too!

The building of James Butcher Court provides so many benefits .. off road parking (on a first come, first serve basis), secure intercom entrance, a lift, a visitors lounge, a mobility scooter shed, beautiful communal gardens and a friendly environment, where residents can join together or enjoy the peace and quiet alone.

The property is close to a bus route, allowing you to travel easily throughout Portsmouth and beyond.

The property is currently undergoing works to the outside of the building, and the windows are losing the mahogany look and becoming a new modern grey.

Disclaimer

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Lounge 12'11" x 14'8" (3.94 x 4.48)

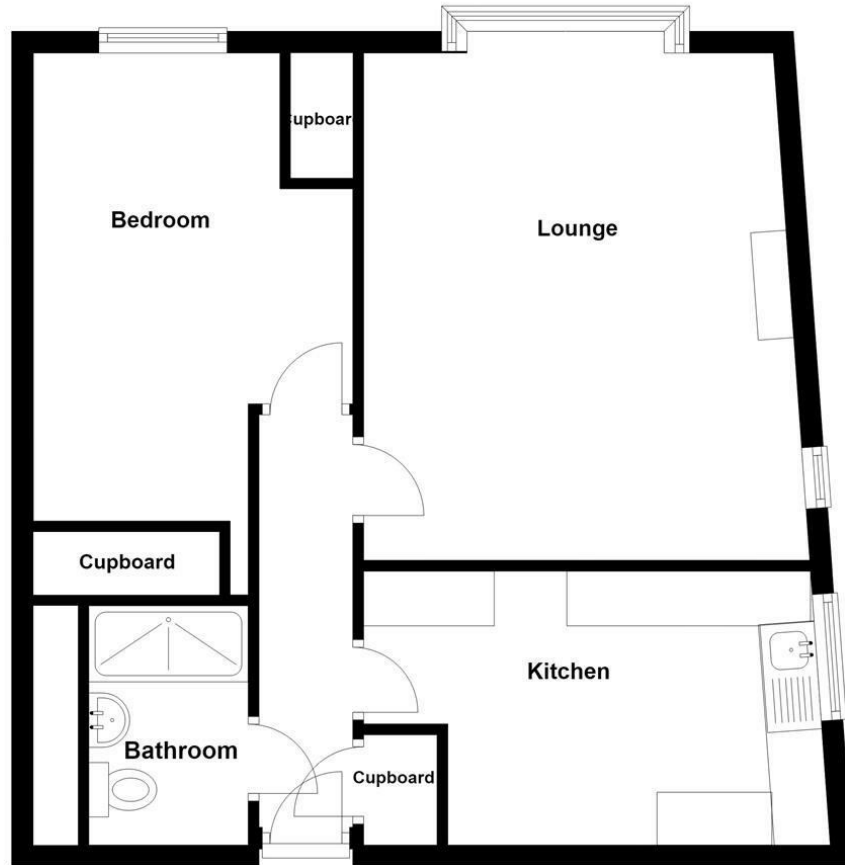
Bedroom 9'7" x 13'8" (2.94 x 4.18)

Kitchen 7'9" x 13'5" (2.37 x 4.09)

Bathroom 7'1" x 4'11" (2.17 x 1.50)

Floor Plan

Approx. 50.3 sq. metres (540.9 sq. feet)
(excluding Cupboard)



Total area: approx. 50.3 sq. metres (540.9 sq. feet)

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	78	79
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		