

bushnell porter



**James Butcher Court
16 Eastern Villas Road
Southsea PO4 0TD**



- Communal entrance hall
- Security entrance phone
- Owners entrance hall
- Rear aspect lounge/dining room
- Side aspect kitchen
- Bedroom
- Three piece wet room
- Gas central heating & Double glazing
- Communal gardens
- Residents lounge
- Aged 55 and over
- Close to Southsea seafront
- No forward chain



Independent Estate Agents

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Other Offices in Hampshire



A one bedroom ground floor rear aspect retirement apartment for those aged 55 and over situated close to Southsea Seafront and being offered for sale with vacant possession.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors, communal lounge on upper floor.

OWNERS ENTRANCE HALL wood grain effect doors to all rooms, emergency call facility, security entrance phone, cupboard housing electric meter and fuses.

LOUNGE/DINING ROOM 14ft 10 (4.53m) x 13ft (3.97m) reducing to 10ft 1 (3.07m) plus rear aspect double glazed bay window (measurements approximate due to irregular shape of room), rear aspect room overlooking communal garden and parking area plus side aspect double glazed window, panelled radiator, television point, telephone point, emergency call facility.

KITCHEN 13ft 8 (4.18m) reducing to 12ft (3.67m) x 7ft 5 (2.26m) (measurements approximate due to irregular shape of room) kitchen comprising cream panel effect cottage design units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect roll edge work surfaces with tiled splashback with decorative inset tiles, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, eyelevel brushed steel electric oven and grill with integrated cooker hood over, space for freestanding fridge/freezer, space for washing machine, wall mounted boiler.

BEDROOM 12ft 9 (3.90m) reducing to 9ft 9 (2.97m) x 9ft 8 (2.95m) reducing to 4ft 3 (2.29m) (measurements approximate due to irregular shape of room and taken to built-in fitted wardrobes), rear aspect room via double glazed window overlooking communal garden area and parking, panelled radiator, two double and one single built-in wardrobes via panel effect doors concealing hanging rail and storage shelf space, emergency call facility.

WET ROOM 6ft 10 (2.08m) x 5ft 9 (1.77m) three piece suite comprising walk-in shower area with electric shower mixer, floating wall mounted wash hand basin with chrome taps and tiled splashback, close coupled wc with concealed cistern, panelled radiator, wet room floor, extractor fan, shaver point, emergency call facility.

OUTSIDE to the front of the property there are communal gardens and communal parking area on a first come first serve basis and the same to the rear.

NB: AGENTS NOTES measurements are approximate due to irregular shape of rooms.

PARKING PERMIT ZONE - KC- 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 B - £1,782.44 (2026/2027)

LEASEHOLD

Lease length – We are advised by the vendor and their solicitors that the flat will be sold with the benefit of a new 999-year lease at a peppercorn ground rent. The new leases are as a result of the freeholder's wish for the lease on each flat in the building to be on the same terms.

Maintenance charges – £222.19 per month (£2,666.28 per year)

Ground rent – NA

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





The Floor Plan is For Guidance Only And is 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. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

