

bushnell porter



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



- Communal entrance hall
- Security entrance phone
- Owners entrance hall
- Front aspect lounge/dining room
- Side aspect wood grain effect kitchen
- Two bedrooms
- White three piece shower room
- Gas heating and double glazing
- Communal gardens
- Residents lounge
- Age 55 and over
- Close to Southsea Seafront

Independent Estate Agents

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Other Offices in Hampshire



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

ACCOMMODATION

COMMUNAL ENTRANCE HALL with security entrance phone.

OWNERS ENTRANCE HALL wood grain effect doors to all rooms, security entrance phone, emergency call facility.

LOUNGE 17ft 2 (5.25m) x 12ft 9 (3.90m) reducing to 11ft (3.33m) plus front aspect bay window approximately 6ft 5 (1.97m) x 4ft (1.22m) front aspect room via double glazed window with adjacent double glazed door leading out onto paved patio area, further side aspect double glazed window, double panelled radiator, single panelled radiator, central heating room thermostat, emergency call facility, television point.

KITCHEN 11ft 5 (3.49m) x 7ft 8 (2.35m) side aspect room via double glazed window, kitchen comprising wood grain maple coloured effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome taps, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for cooker, space for washing machine, wall mounted boiler, ceramic floor tiles.

BEDROOM 1 11ft 5 (3.49m) x 9ft 9 (2.97m) plus recess, built-in double wardrobes via wood grain effect doors, double panelled radiator, front aspect double glazed window, emergency call facility.

BEDROOM 2 10ft 10 (3.31m) x 7ft (2.14m) built-in wardrobe via wood grain effect door, double panelled radiator, front aspect double glazed window overlooking communal gardens.

SHOWER ROOM 7ft 8 (2.34m) x 6ft 1 (1.86m) plus recess, three piece suite comprising corner shower cubicle with two tiled walls, glazed screen, chrome shower mixer, pedestal wash hand basin with chrome mixer tap, close coupled wc with concealed cistern, storage shelf over, towel rail/radiator, extractor fan, shaver point.

OUTSIDE to the front of the property there are communal gardens.

NB: AGENTS NOTES measurements are approximate due to irregular shape of rooms. We are informed by the vendor that there are first come first serve car parking spaces for residents and visitors.

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 - £1,614.24

LEASEHOLD – 99 year lease Non Assignable

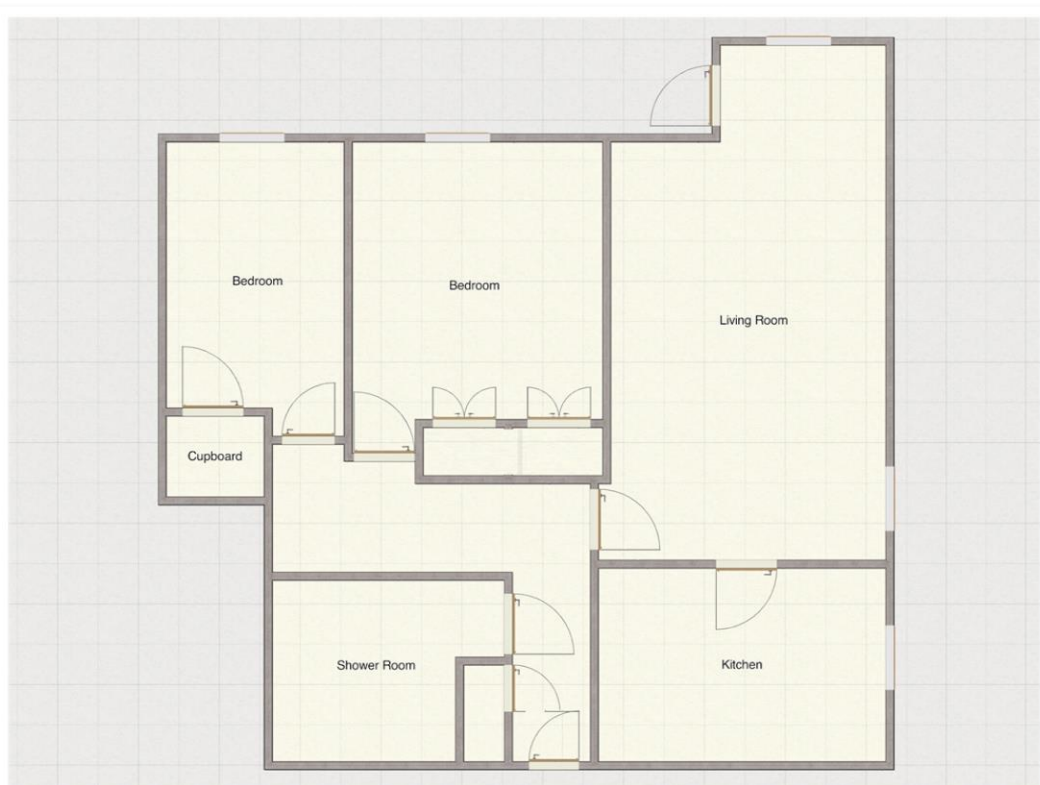
Maintenance charges – £389.93 per month (2024/2025)

‘INFORMATION FOR PURCHASERS’ LEAFLET FROM HOUSING 21 AVAILABLE ONLINE AND ON VIEWINGS

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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

