



## Homeheights, Clarence Parade

Southsea PO5 3NN



- Communal entrance hall
- Security entrance phone
- House Manager/Careline facility
- Communal laundry room, lounge and gardens
- Owners entrance hall
- Side aspect lounge with views
- Side aspect kitchen with views
- Bedroom
- Shower room
- Electric heating and double glazing
- Residents first come first serve parking and visitors parking
- Seafront location, No forward chain

### Independent Estate Agents

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Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



**A one bedroom third floor purpose built retirement flat situated on Southsea Seafront with side aspect views towards Clarence Pier, Gosport and Harbour mouth.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, lift and stairs to all floors, access to all communal facilities including residents lounge, laundry room, games room, viewing balcony and roof top terrace.

**OWNERS ENTRANCE HALL** via Georgian style panel effect front door, matching doors to all rooms, security entrance phone, Careline call facility system, cupboard housing water cylinder, electric meters and storage space.

**LOUNGE** 17ft 5 (5.31m) x 10ft 7 (3.23m) side aspect room via double glazed windows with views towards Southsea Common, Clarence Pier, the Harbour mouth and Gosport beyond and views over the Queens Hotel, focal wooden fire surround with mantle, marble effect back and hearth, electric heater, two wall light points, archway leading through to kitchen.

**KITCHEN** 7ft 3 (2.23m) x 5ft 5 (1.66m) side aspect room via double glazed window with views towards Southsea Common, Clarence Pier, Harbour mouth and Gosport beyond, kitchen comprising wood grain panel effect units with wooden furniture, single bowl single drainer stainless steel sink with chrome taps, leather effect roll edge work surfaces with tiled splashback and decorative insert tiles, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, space for washing machine, space for freestanding fridge/freezer, end display shelves, cooker hood, extractor fan, vinyl flooring.

**SHOWER ROOM** 5ft 6 (1.69m) x 5ft 4 (1.63m) plus recess with vanity basin, walk-in shower cubicle with two splashback walls, glazed door/screen, electric shower mixer, close coupled wc, recess with oval vanity basin with chrome taps, double storage cupboard below, strip light over, tiling to all walls with decorative inset tiles, chrome towel rail/radiator, extractor fan, electric wall mounted heater.

**BEDROOM** 13ft 1 (4.00m) reducing to 11ft 2 (3.40m) x 10ft 1 (3.07m) reducing to 8ft 4 (2.55m) side aspect room via double glazed window overlooking Southsea Common, Clarence Pier, Harbour mouth and Gosport beyond, built-in double wardrobe via smoke glazed bi-fold doors concealing hanging rail and storage shelf space, wall light point, electric heater, telephone point.

**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 D - £2,075.45 (2024/2025)**

## **LEASEHOLD**

**Lease length – 125 Years from 1<sup>st</sup> November 1987**

**Maintenance charges – 1<sup>st</sup> March 2024 to 31<sup>st</sup> August 2024 £1,970.52**

**Ground rent – £274.30 1<sup>st</sup> September 2024 to 28<sup>th</sup> February 2025**

**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>**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

