

bushnell porter



Homeheights, Clarence Parade

Southsea PO5 3NN



- Communal entrance hall with security entrance phone
- House Manager/Careline facility
- Communal laundry room
- Communal lounge
- Communal gardens
- Owners entrance hall
- Front aspect lounge with panoramic views
- Kitchen/diner with Solent views
- Two bedrooms
- Bathroom
- Electric heating and Double glazing
- Seafront location

Independent Estate Agents

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Other Offices in Hampshire



A two bedroom rarely available third floor front aspect retirement apartment with panoramic Common, Solent and Isle of Wight views.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors, access to communal lounge, laundry room and games room.

OWNERS ENTRANCE HALL via Georgian style panelled front door, Georgian style panelled doors to all rooms from T shaped entrance hall, cloaks area with storage shelf above, wall mounted electric heater, walk-in storage cupboard with shelving, water tank, electric meter and fuses.

LOUNGE 20'10 x 11'8 max front aspect room via four double glazed south easterly, southerly and south westerly facing windows giving panoramic views of The Common, The Solent and the Isle of Wight, wall mounted heater, television point, telephone point, security entrance phone, three wall light points, further electric heater, ceiling coving, archway leading to kitchen/diner.

KITCHEN/DINER 14'4 x 8'10 southerly front aspect room via double glazed window giving views across The Common, The Solent and the Isle of Wight, Kitchen comprising Shaker design panel effect units, inset sink unit with chrome monobloc mixer tap over, granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with under and over pelmets, space for fridge\freezer, space for cooker with cooker hood over, space for dishwasher, vinyl flooring, coved ceiling, extractor fan.

BEDROOM 1 18' max. x 10'3 max. southerly, south westerly and westerly triple aspect room via double glazed windows giving panoramic views over The Common, The Solent and the Isle of Wight and views towards Old Portsmouth and the Spinnaker Tower, built-in dressing table with storage drawers and cupboards below rolled edge work surfaces, telephone point, two wall light points, built-in double wardrobe via smoked mirror fronted bi-fold doors concealing hanging rail and storage shelf space, coved ceiling.

BEDROOM 2 10'8 reducing to 8'9 x 8'7 easterly facing side aspect room via two double glazed windows overlooking Park House, wall mounted electric panel heater, built-in storage drawers, built-in double wardrobe via smoked mirror fronted bi-fold doors concealing hanging rail and storage shelf space, wall light point, coved ceiling.

BATHROOM three piece suite comprising a panel enclosed bath with electric shower mixer, grab rails, built-in vanity basin with chrome taps and storage cupboards under, close coupled w.c. with concealed cistern, storage shelf with tiled splashback, mirror and striplight over, shaver point, wall mounted electric heater, towel rail/radiator, extractor fan, coved ceiling.

OUTSIDE there are communal gardens with direct access on to The Common and Southsea Seafront. Visitor parking.

NB: AGENTS NOTES first occupant must be over 60 years, second occupant must be over 55 years.

COUNCIL TAX – Portsmouth City Council – Band 'E' - £2,536.66 (2024/2025)

LEASEHOLD

Lease length – 125 years from November 1987

Maintenance charges – Currently £2,627.35 (twice a year in March and September)

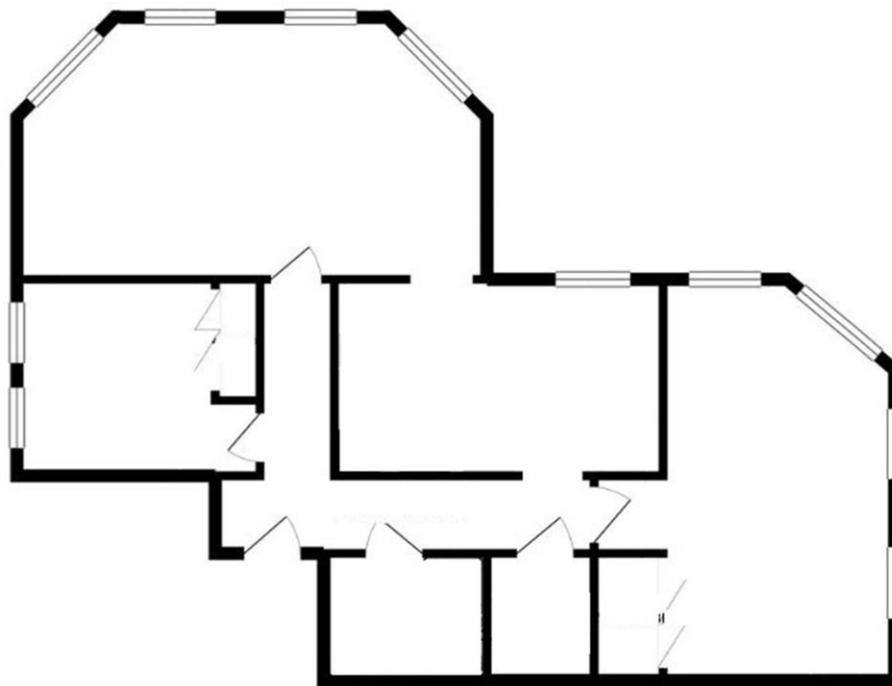
Ground rent – £768.00 per annum

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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

