

# 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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**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.

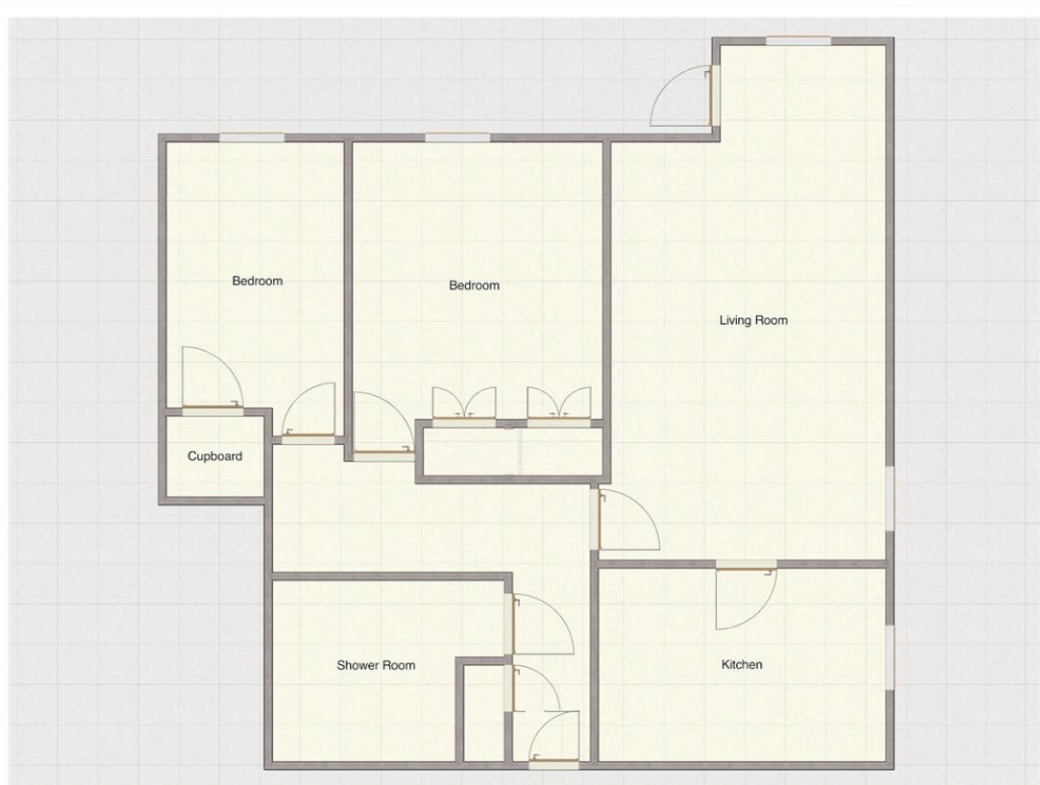
**SHOWER ROOM** 7ft 8 (2.34m) x 6ft 1 (1.86m) plus recess, three piece suite comprising corner shower cubicle with two tiled walls, glazed screen, chrome shower mixer, pedestal wash hand basin with chrome mixer tap, close coupled wc with concealed cistern, storage shelf over, towel rail/radiator, extractor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

**COUNCIL TAX – Portsmouth City Council – Band ‘B’**

**LEASEHOLD**



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		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

