

# 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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Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

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 - £1,696.27 (2025/2026)**

## **LEASEHOLD**

**Lease length – TBC**

**Maintenance charges – TBC**

**Ground rent – TBC**

**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

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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		

