



**Flat 3, Homeheights Clarence Parade
Southsea, PO5 3NN**

Asking Price £175,000

co^ogroves

Sales, Rentals and Block Management

Flat 3, Homeheights Clarence Parade, Southsea, PO5 3NN

2 BEDROOM GROUND FLOOR RETIREMENT APARTMENT OVERLOOKING COMMUNAL GARDENS, FOR OVER 60 YEAR OLDS . Conveniently located opposite Southsea seafront and minutes from Palmerston Road, shops, cafes, coffee shops, library, Waitrose and bus routes. The accommodation comprises 2 double bedrooms, good size lounge/dining room, fitted kitchen and shower room. The development offers a communal car park, laundry room, residents lounge/kitchen, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors.

Communal Entrance

Security intercom providing access to the communal hall with flat front door to:

Entrance Hall

Electric night storage heater with mantelpiece over, coved and textured ceiling, storage cupboard housing hot water heater.

Lounge/Dining Room

17'8 x 10'2 (5.38m x 3.10m)
Three double glazed windows offering plenty of natural daylight and overlooking communal gardens. Coved and textured ceiling, night storage heater.

Kitchen

7'4 x 7'8 (2.24m x 2.34m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric cooker with extractor over, fridge, freezer, tiled walls, coved and textured ceiling, double glazed window overlooking communal garden.

Bedroom 1

13'5 x 8'8 (4.09m x 2.64m)
Double glazed window overlooking communal garden, fitted wardrobe, coved and textured ceiling, electric night storage heater.

Bedroom 2

13'5 x 7'4 (4.09m x 2.24m)
Double glazed window overlooking communal garden, fitted wardrobe, electric heater, coved and textured ceiling.

Shower Room

7'2 x 5'5' (2.18m x 1.65m')
Suite comprising double shower with seat, wash hand basin with storage below, WC, part tiled walls, vinyl flooring, coved and textured ceiling, heated towel rail, Dimplex electric heater.

Additional Information

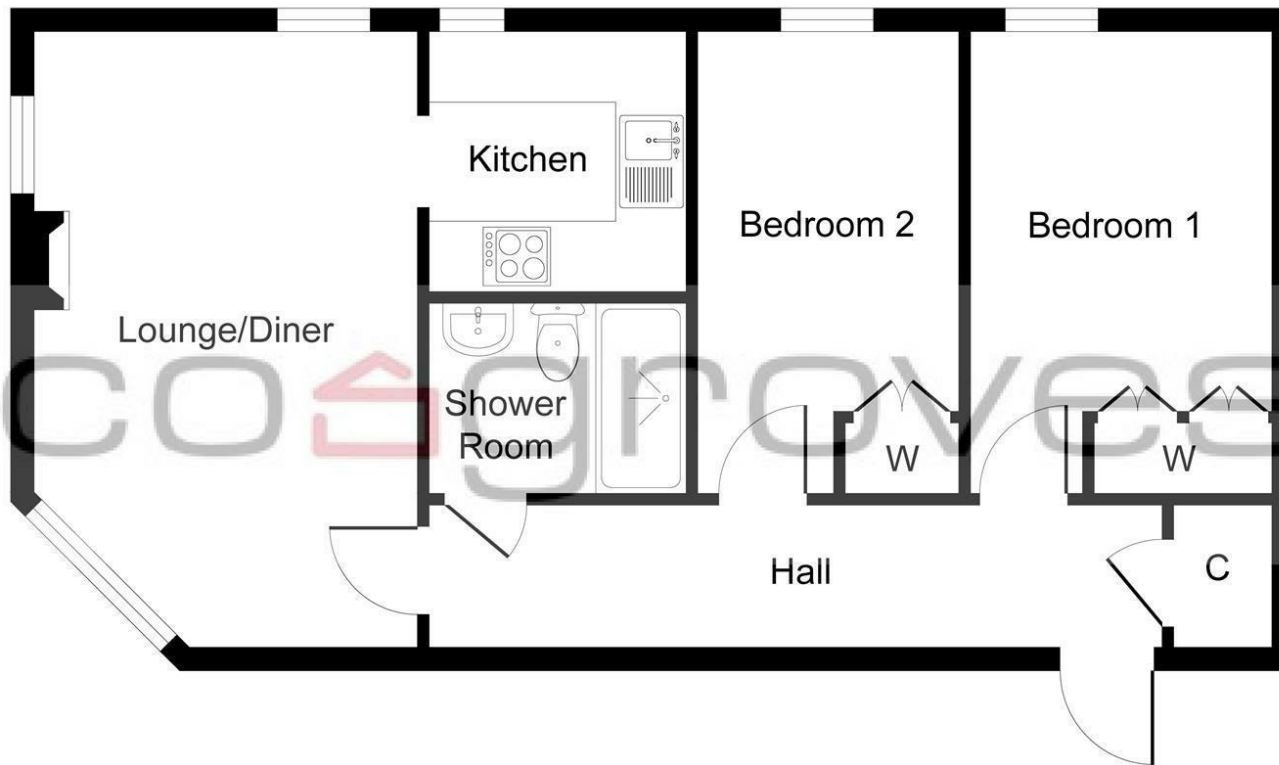
Tenure - Leasehold
Length of Lease - 125 years from 01/11/1987 - Approximately 86 years remaining
Service Charge - £5950.46pa - includes buildings insurance and water rates
Ground Rent - £658.30pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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