

HOMEHEIGHTS

CLARENCE PARADE | SOUTHSEA | PO5 3NN



£229,950
Leasehold

- Spacious Two Bedroom Retirement Apartment
- Undivided Sea Views from the First Floor
- Walking Distance to Local Shops
- Two Double Bedrooms : Ensuite to Master Bedroom
- Kitchen/ Dining Room with Integrated Appliances
- Residents and Visitor Parking Onsite
- Offered with No Forward Chain
- Viewing Advised!



In Brief

We are delighted to offer for sale this well presented two bedroom first floor retirement flat, which is being offered with no forward chain.

Homeheights is a highly requested retirement development within Southsea, as it has uninterrupted views of the Solent, and benefits from onsite Residents and Visitor Parking.

The internal accommodation comprises; Spacious Sitting with Undivided Sea Views, Kitchen/ Dining Room with Integrated Appliances, Master Bedroom with Ensuite and built in Wardrobes, Bedroom 2 and a Separate Bathroom.

The property further benefits from Electric Heating and Double Glazing throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£229,950

KEY FACTS

TENURE: Leasehold

TERM: Approx 88 years remaining

GROUND RENT: Approx £770.00 per annum

SERVICE CHARGE: Approx £7,000.00 per annum

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'E'



HOMEHEIGHTS

CLARENCE PARADE | SOUTHSEA | PO5 3NN

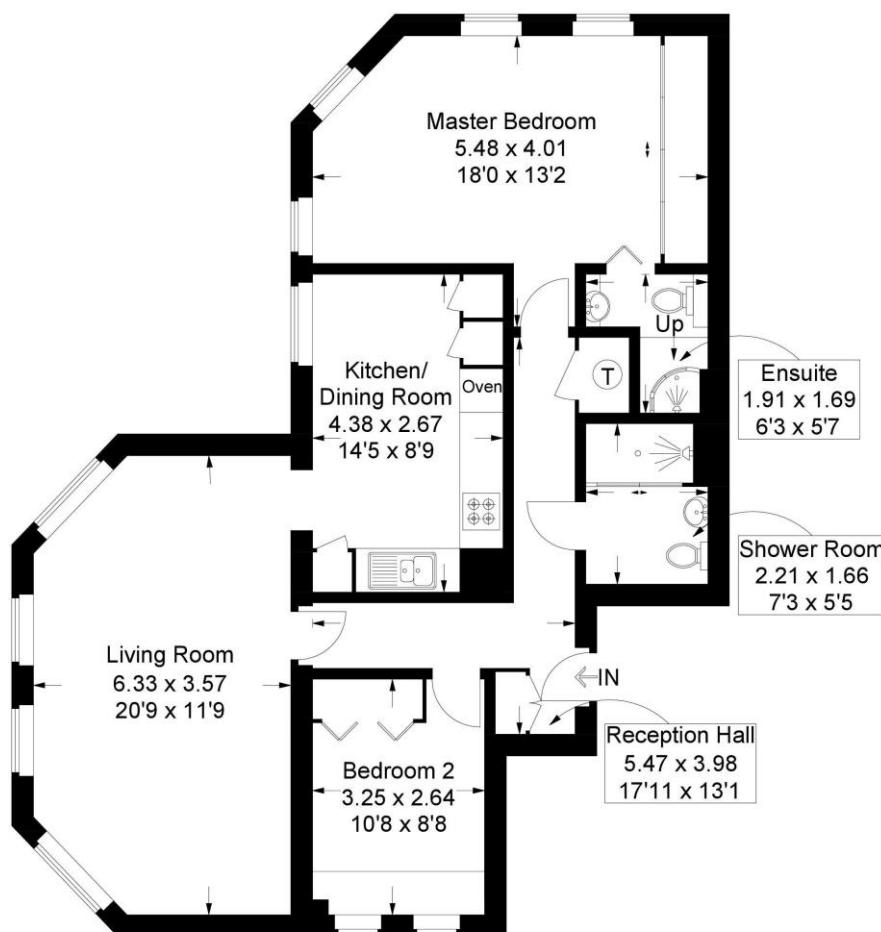




fry&kent
the property people

Homeheights, Clarence Parade, Southsea

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

