

# 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'





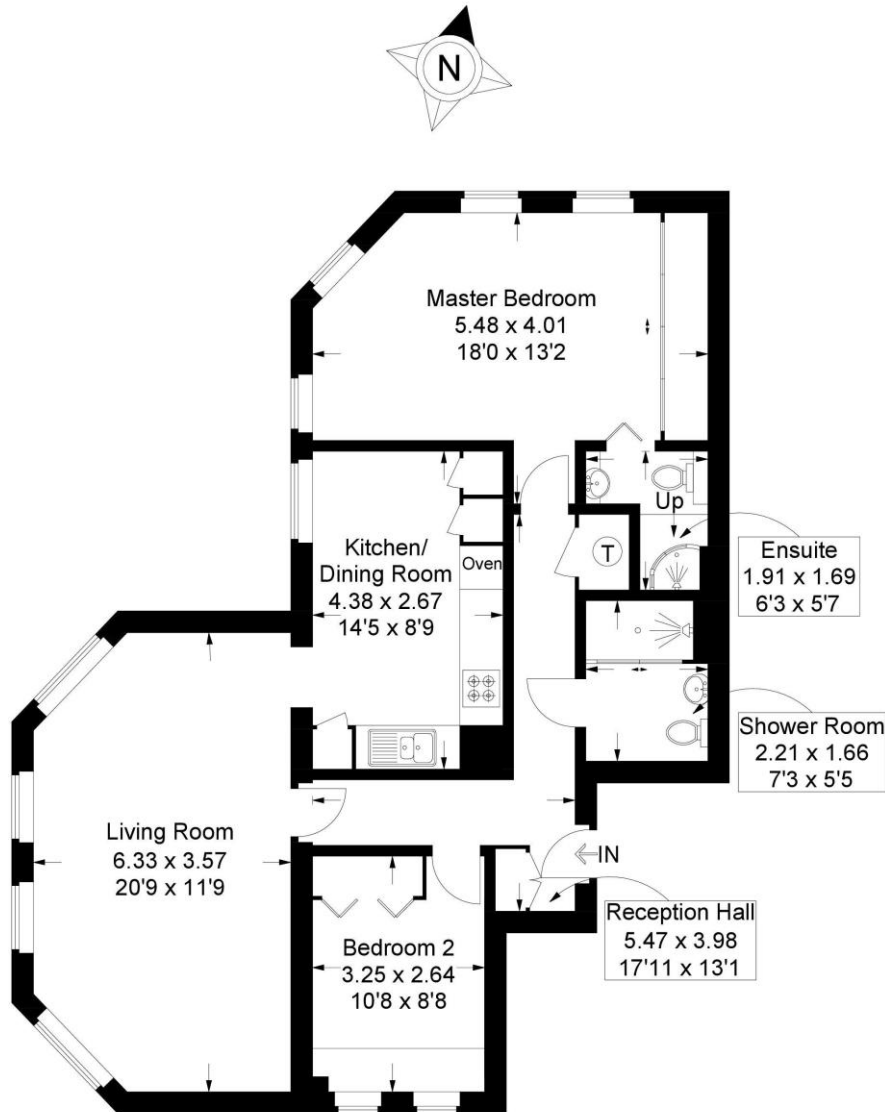
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## Homeheights, Clarence Parade, Southsea

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.

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