

HOME HEIGHTS

CLARENCE PARADE | SOUTHSEA | PO5 3NN



£180,000
Leasehold

- Beautifully Presented Retirement Apartment
- Highly Requested Southsea Retirement Development
- Direct Sea Views From Apartment
- Residents and Guest Parking
- Two Double Bedrooms : Spacious Shower Room
- Electric Heating : Double Glazing Throughout
- Offered with No Forward Chain
- Viewing Advised!



fry&kent



In Brief

We are delighted to offer for sale this spacious two bedroom second floor retirement apartment, 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 has been updated with new carpets, redecoration and comprises; Sitting/ Dining Room with sea views, Kitchen with Integrated Appliances, a presentable Three Piece Shower Room, Two Double Bedrooms.

The property further benefits from Double Glazing and emergency pull cords throughout the apartment.

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

£180,000

KEY FACTS

TENURE: Leasehold

TERM: 89 Years Remaining

GROUND RENT: £658.00 per annum

SERVICE CHARGE: £4399.00 per annum

EPC RATING: 'C'

COUNCIL TAX BAND: 'C'

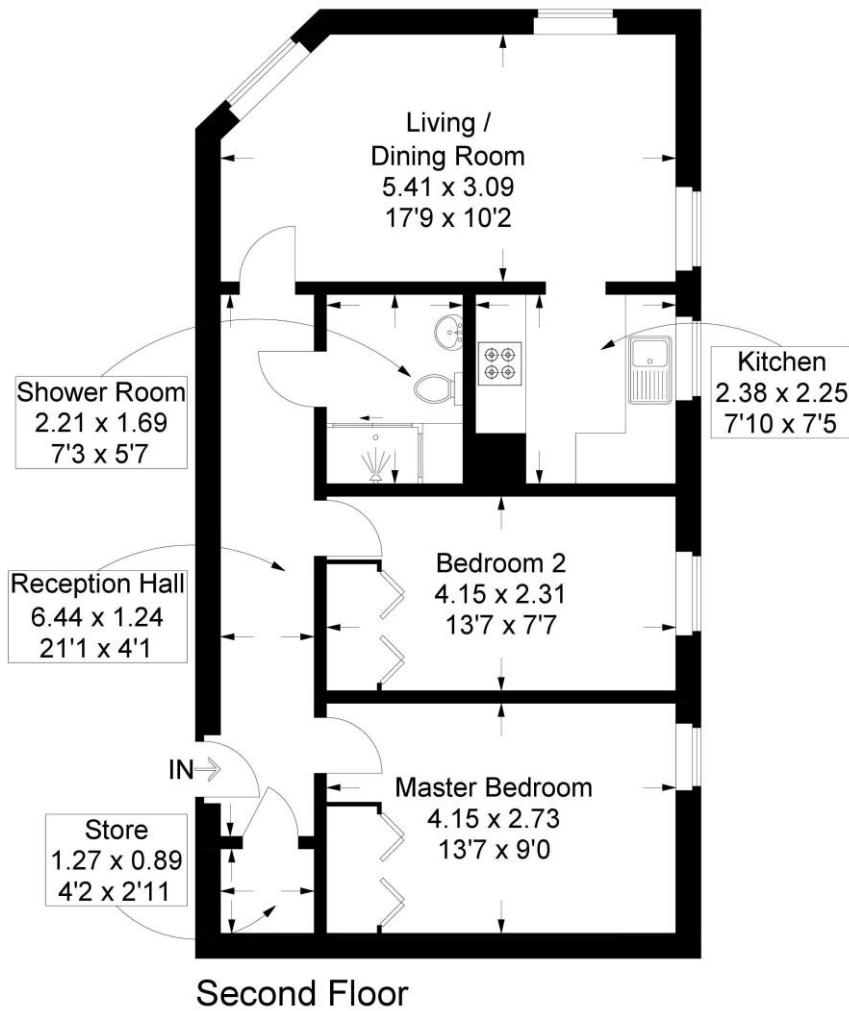






Homeheights, Southsea

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



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



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