

FOR SALE



Victoria Road North, Southsea
Asking Price Of £65,000


MARTIN & CO

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- Retirement Property
- No Forward Chain
- Communal Gardens
- Parking
- Lift Access

Immaculately presented third-floor retirement apartment for the over 60s, set at the rear of this sought-after development with pleasant garden views. The property offers a large lounge, fitted kitchen, double bedroom with wardrobes, and a stylish shower room.

PROPERTY DESCRIPTION 🌿 Retirement Apartment –

Immaculate Third Floor Home

Perfect for the over 60s seeking secure, comfortable retirement living.

This beautifully presented apartment offers a welcoming blend of modern convenience and community facilities, all set within well-maintained gardens.

🔑 Key Features

- Immaculate condition throughout – ready to move straight in
- Large lounge with pleasant garden views
- Fitted kitchen with integrated appliances



- Double bedroom with built-in wardrobes
- Stylish shower room with ladder towel radiator
- Third floor position at the rear of the development for peace and privacy
- No forward chain – a smooth purchase process

🏠 Accommodation

- Entrance Hall – storage cupboard, airing cupboard, fitted carpet
- Lounge – UPVC double-glazed bay window, intercom entry system, fitted carpet, opening to kitchen
- Kitchen – wall & base units, roll-top work surfaces, stainless steel sink, electric hob/oven, extractor, space for fridge & freezer, vinyl flooring
- Bedroom – UPVC double-glazed window, built-in wardrobes, fitted carpet
- Shower Room – enclosed shower, WC, wash basin, tiled splashback, ladder towel radiator, vinyl tile flooring

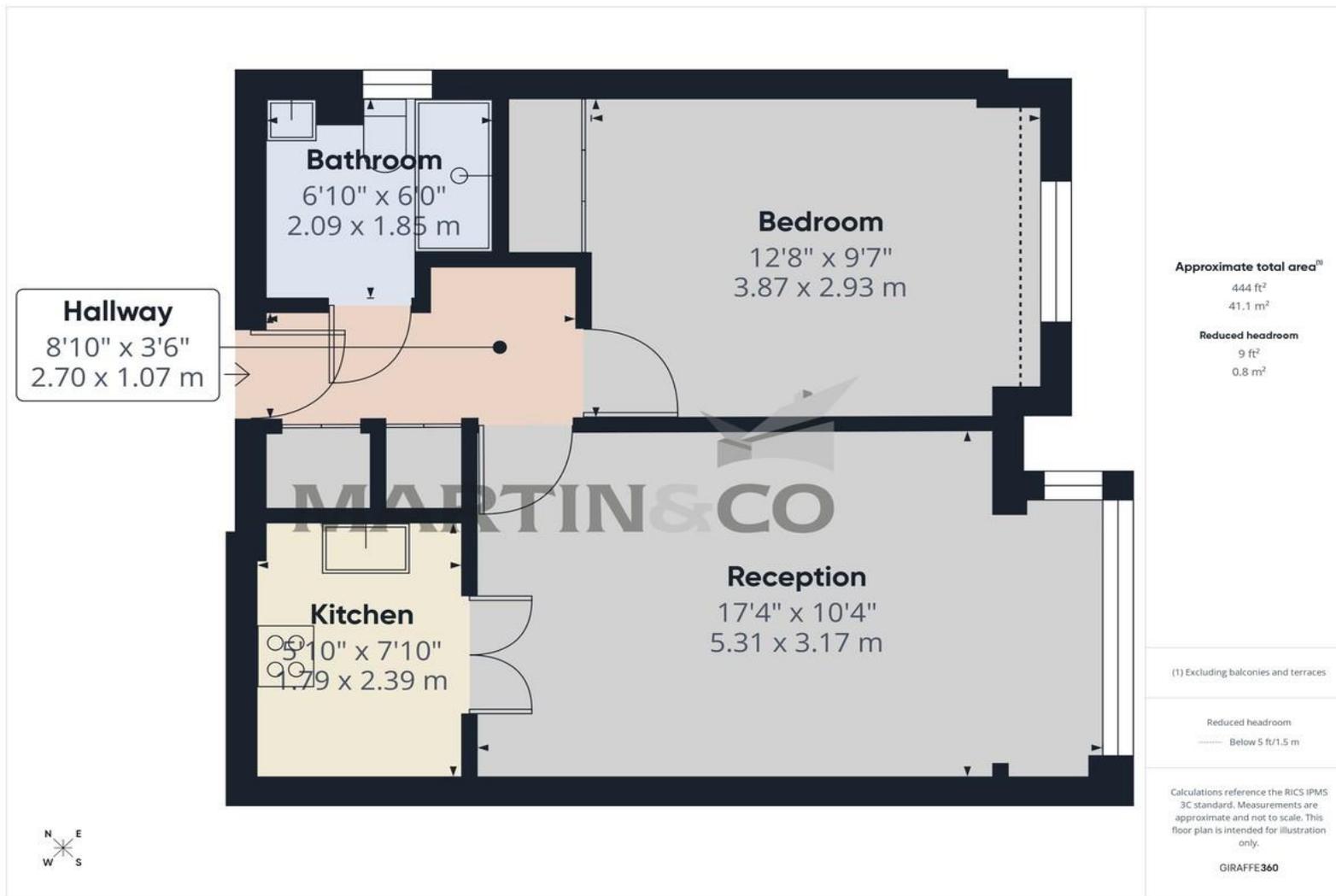
📄 Tenure & Charges

- Lease term: 125 years (87 years remaining)
- Ground Rent: £150 per annum
- Service Charge: £3,218.32 per annum (includes water & buildings insurance)

This apartment combines independence with the reassurance of a supportive community, making it an ideal choice for those ready to enjoy retirement living at its best.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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