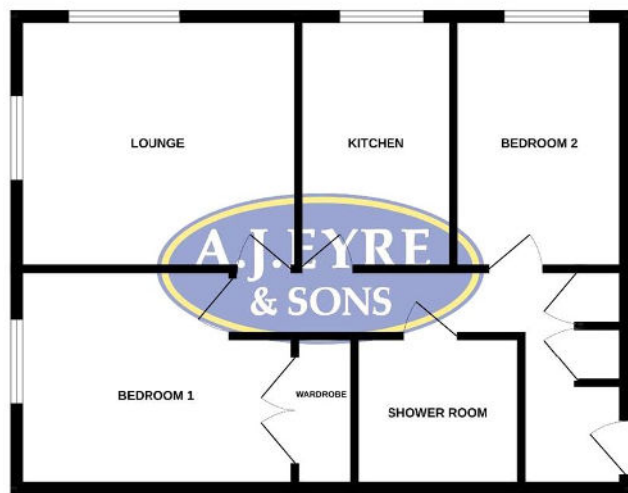


PRICE:£175,000



While every effort has been made to ensure the accuracy of the floor plan, we cannot be held responsible for any errors or omissions. The plan is for information only and should not be used as a basis for any purchase. The plan is for information only and should not be used as a basis for any purchase. The plan is for information only and should not be used as a basis for any purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



## Rosecott, Havant Road, Horndean, PO8 0XA

NO FORWARD CHAIN is offered with this TWO BEDROOM RETIREMENT FLAT in Horndean which is located on the first floor but can be accessed without the need to use stairs or lift. Bright and airy lounge with double aspect windows, spacious shower room with walk in shower cubicle and modern kitchen.

#### Communal Entrance

Via main entrance with security intercom, stairs or lift. Alternatively via secondary entrance which gives a level walk directly to the flat.

#### Personal Entrance

Personal front door leading to the entrance hall.

#### Entrance Hall

Coved and textured ceiling providing access into the loft area, wall mounted security intercom, emergency alarm pull cord, wall mounted electric heater, storage cupboard housing consumer unit and electric meter, additional storage cupboard with shelving, housing water heater.

#### Kitchen

W: 7' 4" x L: 11' 10" (W: 2.24m x L: 3.61m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with drainer, electric hob with extractor canopy over, eye level electric oven, space and plumbing for dishwasher/washing machine, double glazed window to front with southerly aspect, tiled to principle areas, coved and textured ceiling, wall mounted electric heater, emergency alarm pull cord.

#### Lounge

W: 13' 8" x L: 11' 8" (W: 4.17m x L: 3.56m)

Double glazed window to front with Southerly aspect, and double glazed window to side with Easterly aspect, feature wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord, additional wall mounted electric heater.

#### Bedroom One

W: 13' 1" x L: 10' 10" (W: 3.99m x L: 3.3m)

(Maximum measurements not including depth of fitted wardrobe cupboard).

Double glazed window to side with Easterly aspect, fitted wardrobe cupboard, wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord.

#### Bedroom Two

W: 7' 8" x L: 11' 11" (W: 2.34m x L: 3.63m)

Double glazed window with Southerly aspect, wall mounted electric heater, coved and textured ceiling, emergency alarm pull cord.

#### Shower Room

W: 7' 10" x L: 7' 4" (W: 2.39m x L: 2.24m)

Suite comprising walk in shower cubicle with wall mounted shower, pedestal wash hand basin, close coupled low level wc, wall mounted mirror fronted bathroom cabinet, light and shaver point, tiled to principle areas, wall mounted electric heater, coved and textured ceiling with extractor fan, emergency alarm pull cord.

#### Additional Information

Facilities on site include residents and visit parking, residents gardens, residents lounge with kitchen, guest suite (chargeable), laundry room and outdoor drying area.

There is a house manager based on site.

Lease 99 years from 14/8/89 with currently 64 years remaining.

Service Charge £869.54 per quarter.

Ground Rent £175.00 yearly.

