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The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## 1 Savoy House

South Parade, Southsea, PO4 0BW



PRICE REDUCTION

**Asking price £259,950 Leasehold**

A charming one-bedroom retirement living apartment in the coastal development of Savoy House, located on South Parade in Southsea. This property boasts a delightful walk-out balcony and is located a stone's throw away from the promenade, this apartment offers a peaceful and scenic lifestyle by the sea.

**Call us on 0345 556 4104 to find out more.**

PRICE  
REDUCED

# South Parade, Southsea, Hampshire, PO4

1 Bed | £259,950

PRICE  
REDUCED

## Savoy House

Savoy House is a modern Retirement Living development located on the former site of the Savoy Buildings on South Parade. It is an ideal option for those seeking retirement apartments in Southsea and the South East.

The development offers a collection of 31 modern one and two bedroom apartments in close proximity to numerous local amenities with idyllic sea views from communal areas. Set in a prominent location, homeowners will enjoy easy access to surrounding areas such as Portsmouth, Hayling Island, Gosport, Horndean and Emsworth. With a convenient location close to the town centre, our Southsea development is an obvious choice for your retirement.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord

system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard containing plumbed in 'Bosch' Washer/Dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## LIVING/DINING ROOM AND BALCONY

A well-proportioned lounge benefitting from access to a large balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed patio door with windows to side leads onto the decked balcony with side views of the seafront.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with lever tap. Built-in oven and microwave, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting. Window with seafront view.

## BEDROOM

Spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Patio door with windows to side opening onto the large balcony.

## SHOWER ROOM

Modern fitted suite comprising of Level access shower with grab rails. WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan and heated towel rail.

## SERVICE CHARGE (BREAKDOWN)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including

window cleaning, gardening and upkeep of the building exteriors and communal areas

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,456.69 per annum (up to financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## LEASEHOLD

Leasehold 999 Years From 2017

Ground Rent £425.

Ground rent review: Jun-32

## Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

