





AT A GLANCE

-  Spacious One Double Bedroom Apartment
-  Superb Sea Side Location
-  Stunning Communal Views Over Solent
-  24-7 Assisted Living Over 70's
-  Well Being Suite & Guest Rooms
-  Residents Lounge With Views
-  Restaurant With Views
-  Perfectly Positioned To Enjoy Promenade
-  Easy Access To Surrounding Beach & Restaurants
-  Available Immediately - View 7 Days a week



ABOUT THE PROPERTY

Tudor Rose Court is a prestigious and modern Retirement Living PLUS development, designed exclusively for individuals over 70, situated on the stunning Southsea seafront. This prime location offers easy access to the scenic promenade, an array of charming cafes, fine dining restaurants, and a variety of shops, making it an ideal choice for those seeking an active and fulfilling retirement. With panoramic communal views of The Solent and Southsea Beach, residents can embrace a coastal lifestyle while enjoying a comfortable and secure home.

A Prime Seafront Location

Set in a prominent and desirable area, Tudor Rose Court allows homeowners to make the most of the beautiful Southsea surroundings. The nearby promenade invites residents to enjoy delightful strolls along the seafront, offering fresh sea air, stunning sunsets, and a vibrant local atmosphere. The development's proximity to key amenities and transport links ensures that residents can easily explore the wider Portsmouth area and beyond.

Exceptional On-Site Facilities

Retirement Living PLUS offers much more than just a stylish and modern apartment. Homeowners at Tudor Rose Court have access to a wealth of on-site facilities designed to promote an enriched and sociable lifestyle. These include: **Bistro:** Serving a selection of hot and cold meals daily, the bistro provides a convenient dining option for residents who wish to enjoy delicious, freshly prepared food without the need to cook.





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Wellbeing Suite: Dedicated to promoting health and relaxation, the wellbeing suite offers services aimed at enhancing the overall physical and mental wellness of residents.

Homeowners' Lounge: A welcoming communal space where residents can socialise, engage in activities, or simply unwind with a book or a cup of tea and coffee.

Landscaped Gardens: Beautifully designed outdoor spaces where residents can enjoy peaceful moments, entertain guests, or partake in gentle exercise.

Guest Suite: For visiting family members and friends who wish to extend their stay, the tastefully furnished guest suite provides a comfortable and convenient accommodation option.

Safety, Security, and Comfort

At Tudor Rose Court, safety and comfort are paramount. Each apartment is designed to offer ease of access and a superior standard of living, featuring:

Fully Fitted Kitchen: Designed for ease of use, each kitchen comes with modern appliances and thoughtful layouts to support independent living.

Walk-In Shower: Equipped with slip-resistant tiling for added safety and convenience.

Security Features: Intruder alarms, a camera entry system, and 24-hour staff presence ensure peace of mind for all homeowners.





ABOUT THE PROPERTY

Estates Manager: A dedicated professional is on-site to oversee the smooth running of the complex and to provide assistance whenever needed.

Mobility-Friendly Design: The development offers wheelchair access and lifts to all floors, making it accessible for residents with limited mobility.

A Vibrant and Supportive Community

More than just a place to live, Tudor Rose Court fosters a warm and welcoming environment where residents can truly feel at home. The sociable atmosphere encourages meaningful connections among homeowners, with various events and activities arranged to keep residents engaged and entertained.

The Perfect Choice for Retirement

With its excellent location near Southsea town centre, breathtaking sea views, and an abundance of thoughtfully designed facilities, Tudor Rose Court is the ideal setting for a fulfilling and worry-free retirement. Whether you seek relaxation, social interaction, or the convenience of on-site services, this development offers a superb lifestyle tailored to your needs.

Discover a retirement where comfort, security, and a vibrant community come together seamlessly—welcome to Tudor Rose Court.

For all other enquiries including Lease and charges please call Christopher Smeed 07770 758589 or email chris@nexaproperties.com

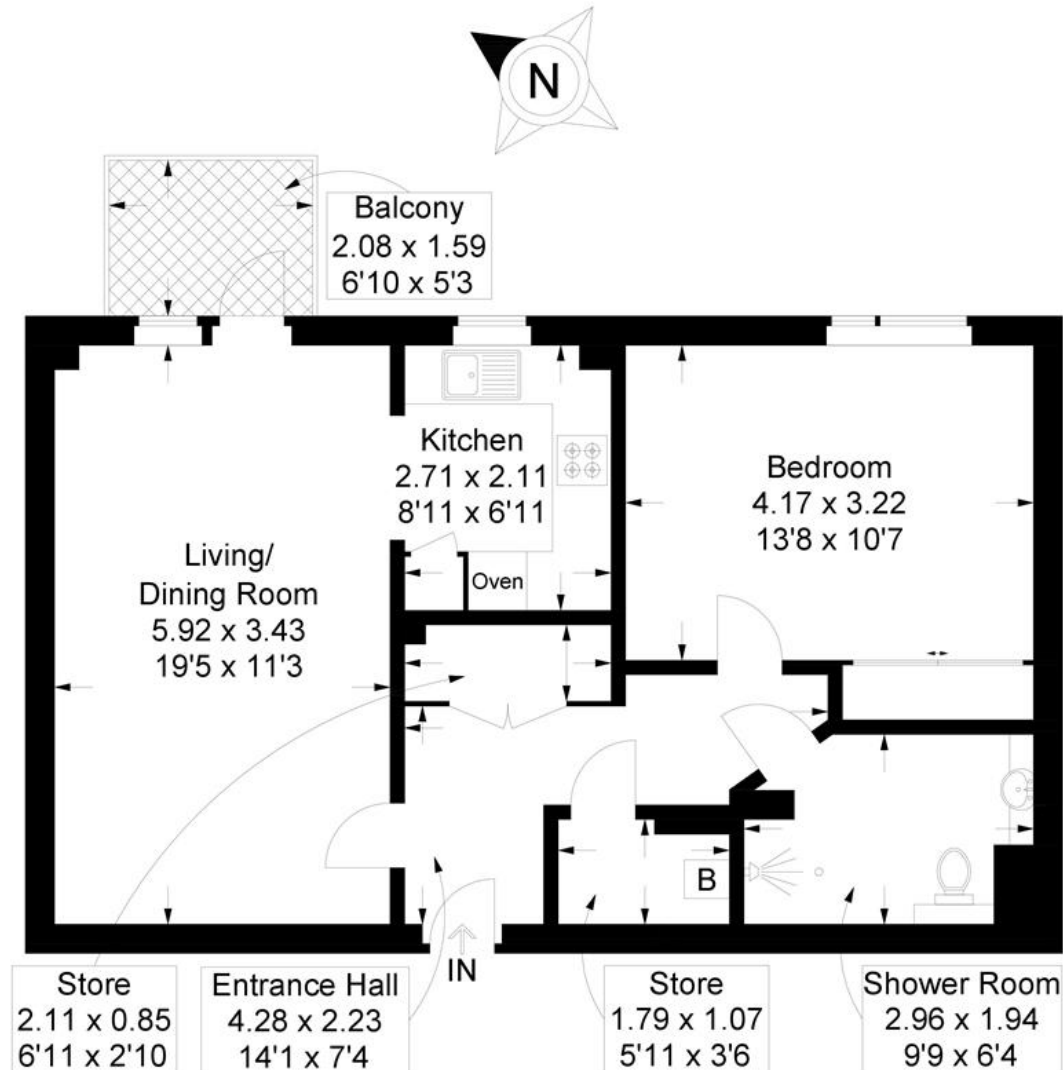






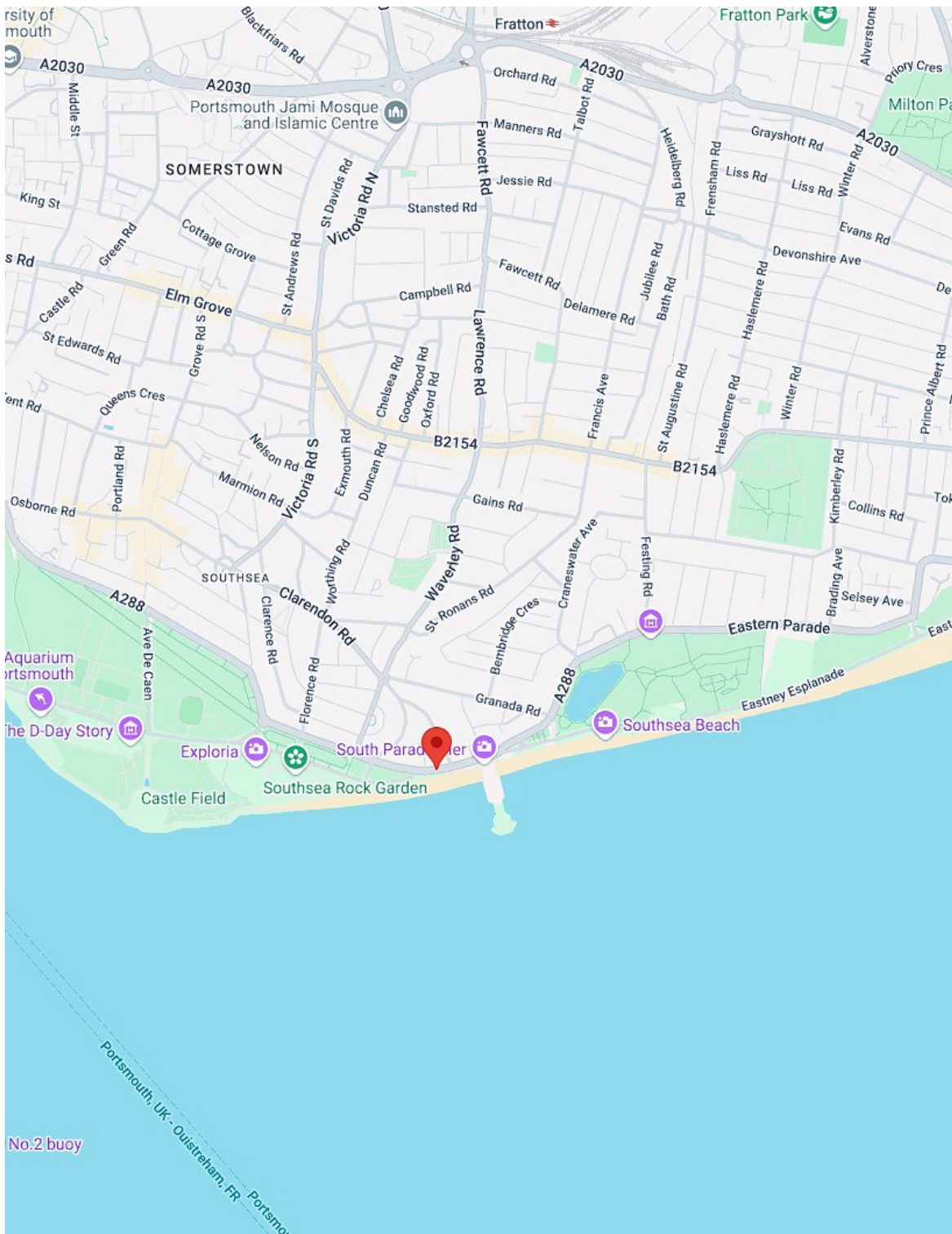
Tudor Rose Court, South Parade, Southsea

Approximate Gross Internal Area = 59.6 sq m / 642 sq ft



Third 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.



LOCATION

Southsea & Portsmouth epitomize a harmonious blend of maritime heritage and contemporary vitality. Southsea's bustling seafront promenade beckons with its lively atmosphere, historic pubs, and recreational pursuits such as golf and cricket. Meanwhile, Portsmouth stands as a beacon of historical significance, boasting iconic landmarks like the soaring Spinnaker Tower, while its museums offer captivating insights into the city's naval legacy and cultural heritage.

Adding to its allure, Portsmouth serves as a gateway to international adventures, with bustling ferry terminals connecting the city to continental Europe and beyond. Here, travellers embark on exciting journeys aboard international ferries, traversing the English Channel to destinations in France, Spain, and the Channel Islands. Additionally, Portsmouth plays host to majestic cruise ships, offering unforgettable voyages to exotic ports of call around the globe.

But beyond its maritime connections, Portsmouth captivates with its vibrant retail and entertainment scene, epitomized by the renowned Gunwharf Quays. This waterfront destination entices visitors with its eclectic mix of designer boutiques, bustling restaurants, and captivating cultural experiences, including a cinema and bowling alley.

Whether delving into its rich history, exploring its scenic coastal walks, or embarking on international adventures via ferry or cruise, Southsea & Portsmouth embody a dynamic fusion of tradition and modernity, making them an enchanting destination for residents and travellers alike.



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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[in](#) Christopher Smeed



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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