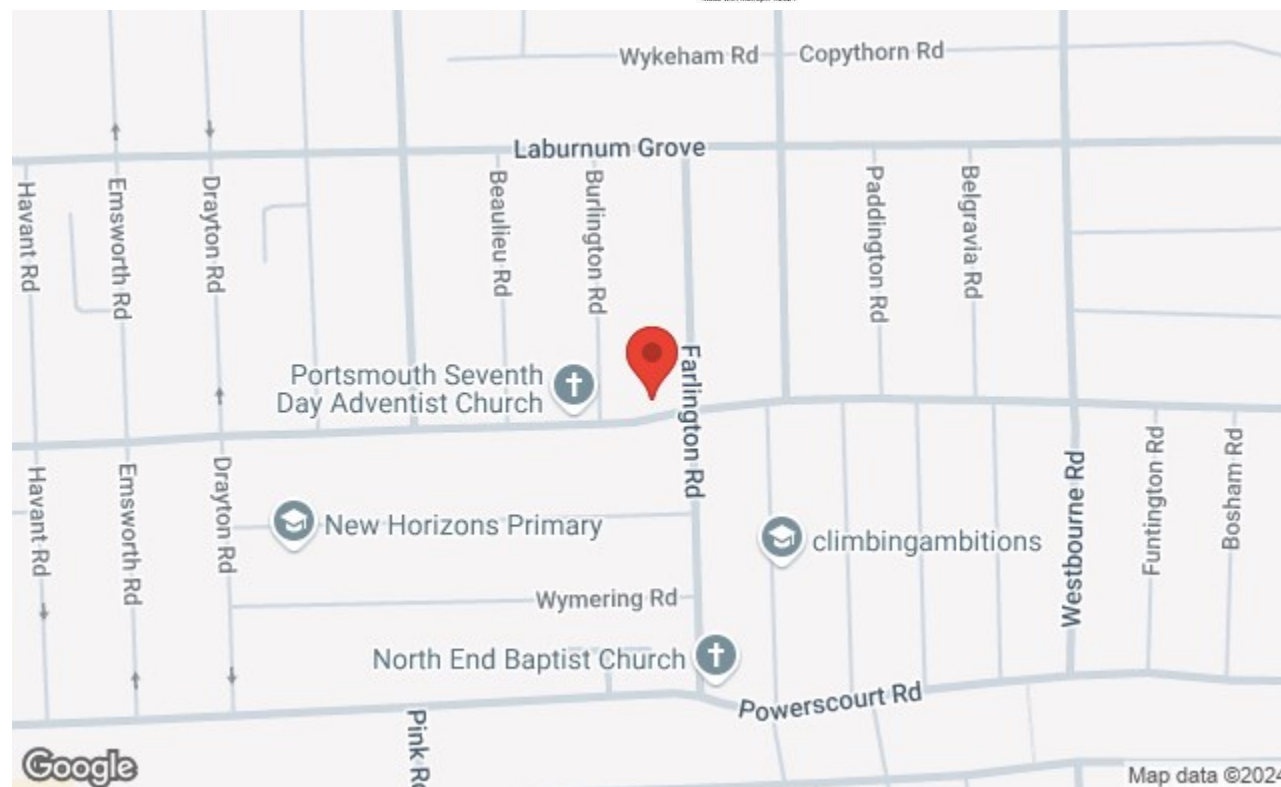


GROUND FLOOR
PLAN (1/7) (1/7) (1/7)

1ST FLOOR
PLAN (1/7) (1/7) (1/7)



TOTAL FLOOR AREA: 550 sq ft (51.1 sq m) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mergo 1/2024



129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



FOR SALE

£150,000

Chichester Road, Portsmouth PO2 0AQ

bernard's
 THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ NEW MODERN FITTED KITCHEN
- ❖ NO ONWARD CHAIN
- ❖ SHARE OF FREEHOLD
- ❖ GREAT BUY TO LET
- ❖ IDEAL FIRST TIME PURCHASE

Welcome to this first floor flat located on Chichester Road in Portsmouth! This delightful flat boasts a new modern kitchen, open planned layout with spacious living space, two bedrooms and a well-appointed bathroom.

Ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a good investment opportunity, this property will be perfect! The absence of a chain means a smoother and quicker transaction process, allowing you to make this

lovely flat your new home sooner rather than later.

Don't miss out on the chance to own this fantastic property with its modern kitchen, open planned layout, and great potential for both personal living and investment purposes. Book a viewing today and envision the possibilities that this property on Chichester Road can offer you!

Call today to arrange a viewing
 02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

PRIVATE ENTRANCE

FIRST FLOOR

LOUNGE

14'7" x 9'4" (4.47 x 2.87)

KITCHEN

8'2" x 7'10" (2.51 x 2.41)

BEDROOM ONE

11'10" x 9'9" (3.61 x 2.99)

BEDROOM TWO

11'1" x 5'9" (3.40 x 1.77)

BATHROOM

6'2" x 5'6" (1.88 x 1.70)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A – £1,383.64

MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms

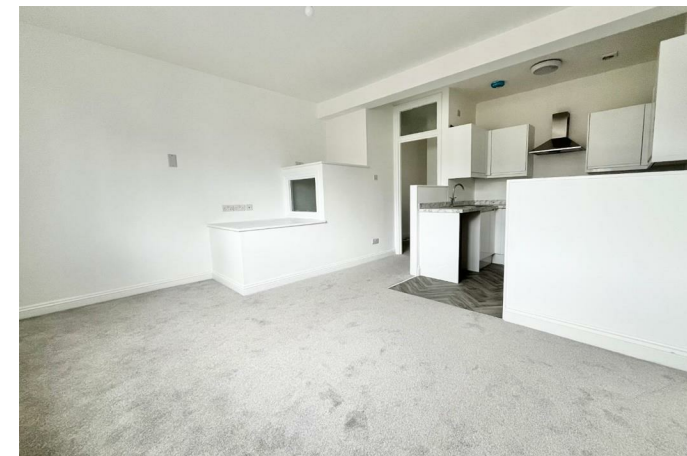
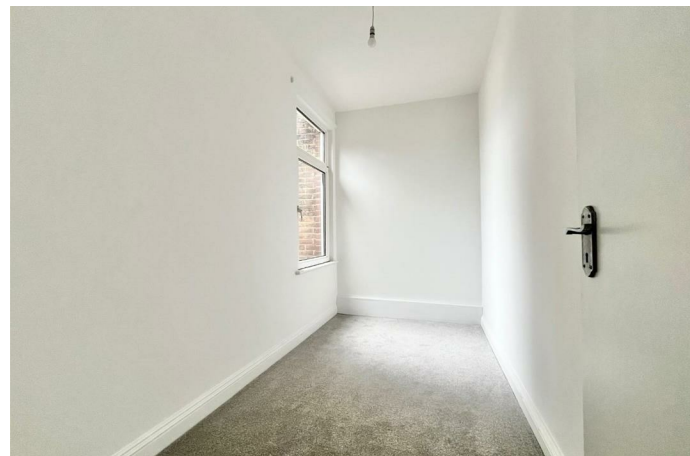
of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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