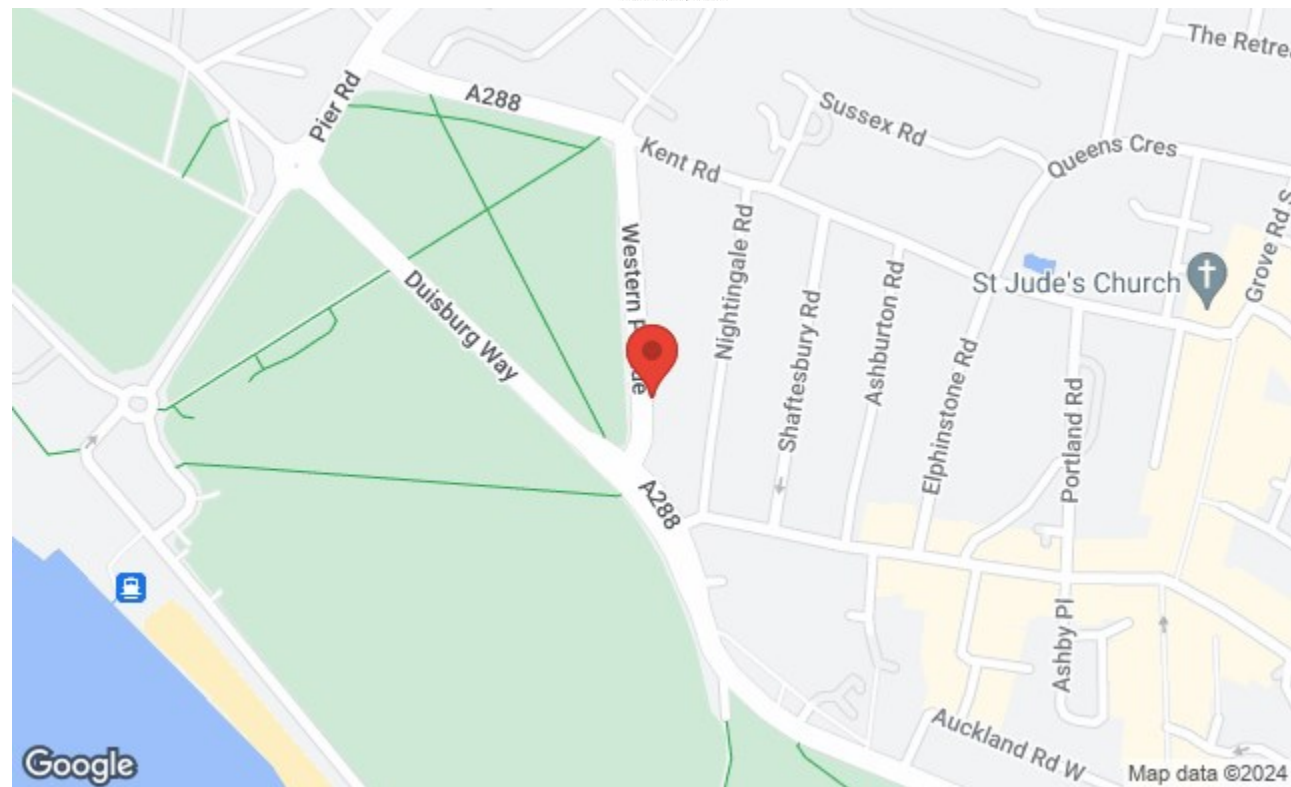


GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£340,000

Western Parade, Southsea PO5 3JF



## HIGHLIGHTS

- STUNNING APARTMENT
- GROUND FLOOR
- PRIVATE GARDEN
- TWO BEDROOMS
- OPEN PLAN KITCHEN DINER
- LOVELY LOUNGE
- OFFERED CHAIN FREE
- MOMENT FROM THE SEA
- IDEAL OPPORTUNITY
- CALL TO VIEW

**\*\* STUNNING GARDEN FLAT MOMENTS FROM THE SEAFRONT OFFERED CHAIN FREE \*\***

We are thrilled to bring to market this exquisite two bedroom garden flat in Western Parade, Southsea. Situated moments from the sea and overlooking the common, this fabulous abode has so much to offer.

As you step inside you'll be taken aback by just how much accommodation is available. A wonderful size lounge sits at the front of the property, offering a lovely space to unwind or entertain in. The real heart of the home is the kitchen / diner area which will be the scene of many

parties and get togethers, complete with island arrangement to only add to the appeal.

A great bathroom is further complimented by two good size bedrooms, ideal for a couple who maybe work from home or need a guest bedroom. There is the huge bonus of your own rear garden as well as bundles of green spaces to be enjoyed on your doorstep.

The location could not be better with it being a stones throw from the sea and promenade. With the home being offered chain free, this is an ideal opportunity that must be viewed to be appreciated.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
16'11" x 13'9" (5.16m" x 4.19m")

**KITCHEN / DINER**  
17'1" x 14'0" (5.21m" x 4.27m")

**BATHROOM**  
8'10" x 6'11" (2.69m" x 2.11m")

**BEDROOM 1**  
14'3" x 9'10" (4.34m" x 3.00m")

**BEDROOM 2**  
13'0" x 12'5" max (3.96m" x 3.78m" max)

**ANTI-MONEY LAUNDERING (AML)**

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

**COUNCIL TAX BAND C**

Portsmouth City Council: BAND C

**LEASEHOLD INFORMATION**

Management Company : Lease Length : 995 YEARS Ground Rent : 0 Service Charge : circa £1,500 per annum Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

**OFFER CHECK PROCEDURE -**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**

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 conveyancer 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.

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	78
EU Directive 2002/91/EC	
England & Wales	



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