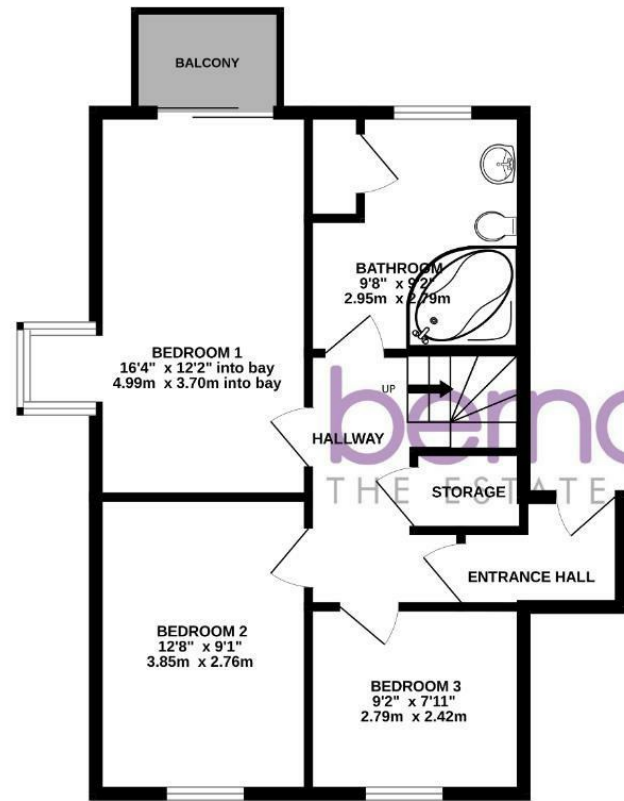
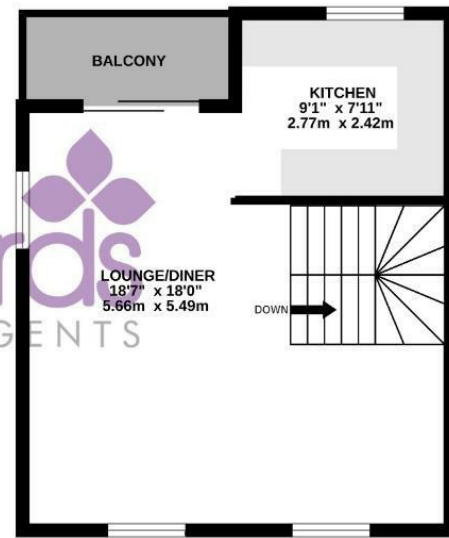


LOWER FLOOR
559 sq.ft. (51.9 sq.m.) approx.

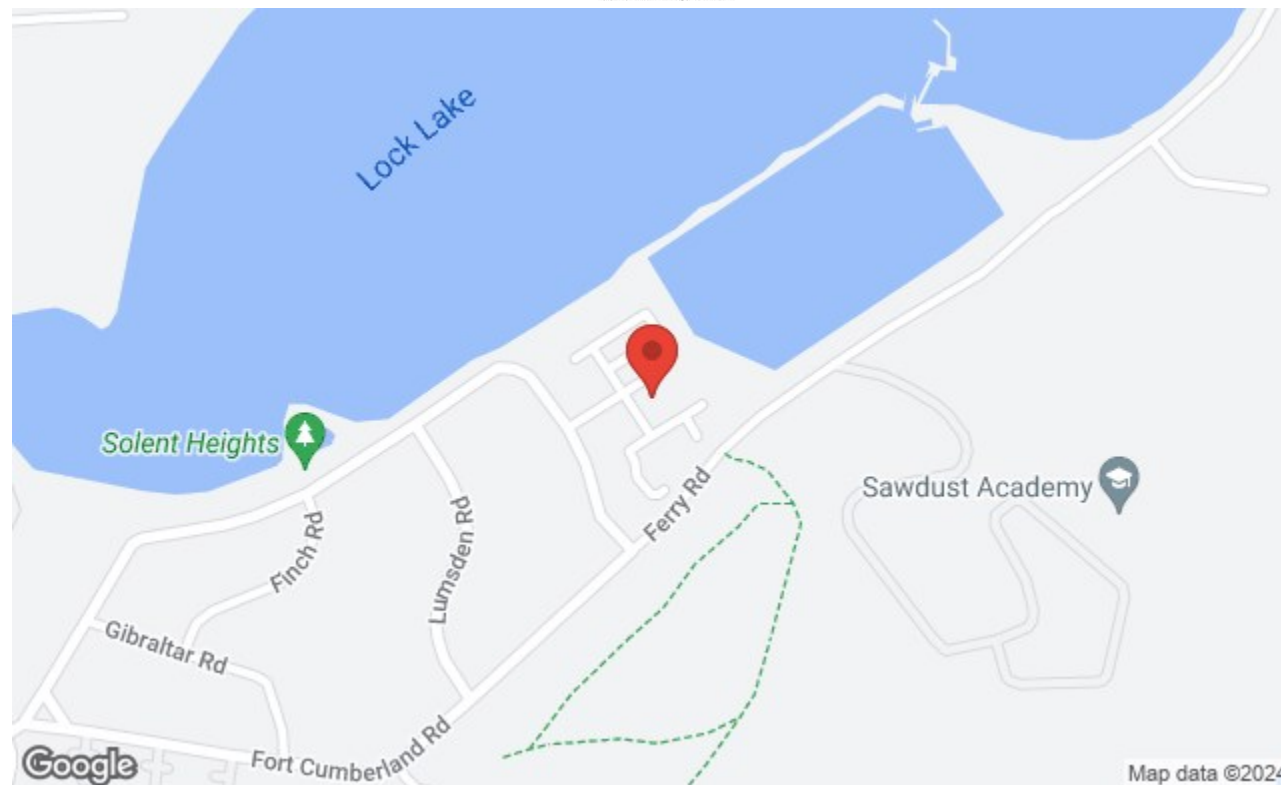


UPPER FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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



FOR SALE

£325,000

Horse Sands Close, Southsea PO4 9UF

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FABULOUS APARTMENT
- ❖ 3 BEDROOMS
- ❖ SPLIT LEVEL ACCOMMODATION
- ❖ STUNNING VIEWS INTO SOUTHSEA MARINA
- ❖ CHAIN FREE
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING
- ❖ EASTNEY LOCATION
- ❖ IDEAL PURCHASE
- CALL TO VIEW

**** FABULOUS SPLIT LEVEL APARTMENT WITH STUNNING VIEWS & CHAIN FREE ****

We are delighted to offer for sale this impressive 3 bedroom apartment in a tucked away pocket of Eastney. With accommodation split over 2 floors, there is plenty of space to be enjoyed and the views are superb.

The property itself has much to offer with the lower floor offering 3 great size bedrooms and a well equipped bathroom. The main bedroom enjoys dual aspect views with a lovely enclosed balcony offering a beautiful way to start the day looking into

Southsea Marina.

On the first floor you'll find a wonderfully inviting open plan lounge / diner / kitchen arrangement offering ample space for sofas, dining table and much more. From here you have a superb balcony offering higher uninterrupted views into the Marina to enjoy throughout the day.

The location is enviable with it being positioned at the end of Ferry Road. There is no onward chain with the home and allocated parking. A superb opportunity that can't be ignored.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

BEDROOM 1

16'4" x 12'2" max (4.98m x 3.71m max)

BEDROOM 2

12'8" x 9'1" (3.86m x 2.77m)

BEDROOM 3

9'2" x 7'11" (2.79m x 2.41m)

BATHROOM

9'8" x 9'2" (2.95m x 2.79m)

LOUNGE / DINER

18'7" x 18'0" (5.66m x 5.49m)

KITCHEN

9'1" x 7'11" (2.77m x 2.41m)

BALCONY

ALLOCATED PARKING

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 D

Portsmouth City Council: BAND D

LEASEHOLD INFORMATION

Management Company : Lease Length : 967 YEARS Ground Rent : NONE Service Charge : £1480

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 | | | |
| (12-38) A | | 74 | 76 |
| (39-44) B | | | |
| (45-49) C | | | |
| (50-54) D | | | |
| (55-59) E | | | |
| (60-64) F | | | |
| (65-69) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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