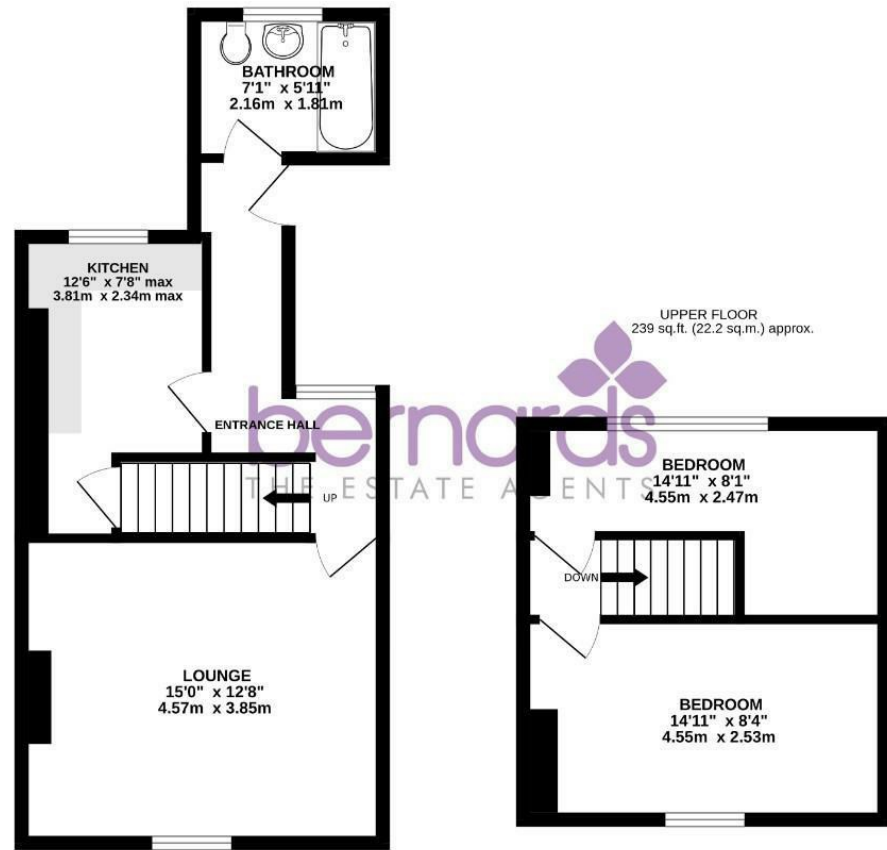


LOWER FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA - 638 sq.ft. (59.3 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 at your own risk 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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**FOR SALE**

£160,000

Brougham Road, Southsea PO5 4PA

**bernards**  
THE ESTATE AGENTS



2 1 1

### HIGHLIGHTS

- SPLIT LEVEL FLAT
- 2 BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN
- FREEHOLD AVAILABLE
- CLOSE TO UNIVERSITY
- IDEAL INVESTMENT
- CENTRAL LOCATION
- GREAT OPPORTUNITY
- CALL TO VIEW

**\*\* INVESTMENT OPPORTUNITY TO BUY FLAT AND FREEHOLD FOR THE BUILDING \*\***

We are delighted to bring to market this superb investment opportunity in Brougham Road. As well as the property being marketed, we are also offering for sale the freehold title for the building which includes two further properties.

The property itself sits at the top of the building and has a split level arrangement over two floors. On the entry floor you'll find a great size lounge offering space for sofas and a dining table. A well equipped kitchen

and family bathroom complete the accommodation on this floor whilst upstairs you'll find two bedrooms.

The location is very popular with many properties bought to let or for family members who are going to university close by. It is a short distance to Elm Grove and Albert Road whilst Southsea seafront and Gunwharf Quays are equally close by. A great opportunity to invest that is sure to attract some early interest

joe@bernardsea.co.uk  
8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

15'0" x 12'8" (4.57m x 3.86m)

## KITCHEN

12'6" x 7'8" max (3.81m x 2.34m max)

## BATHROOM

7'1" x 5'11" (2.16m x 1.80m)

## BEDROOM 1

14'11" x 8'4" max (4.55m x 2.54m max)

## BEDROOM 2

14'11" x 8'1" max (4.55m x 2.46m 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 A

Portsmouth City Council: BAND A

## LEASEHOLD INFORMATION

Management Company : Lease Length : 102 YEARS Ground Rent : £150 PER ANNUM Service Charge : DETAILS IN OFFICE

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.

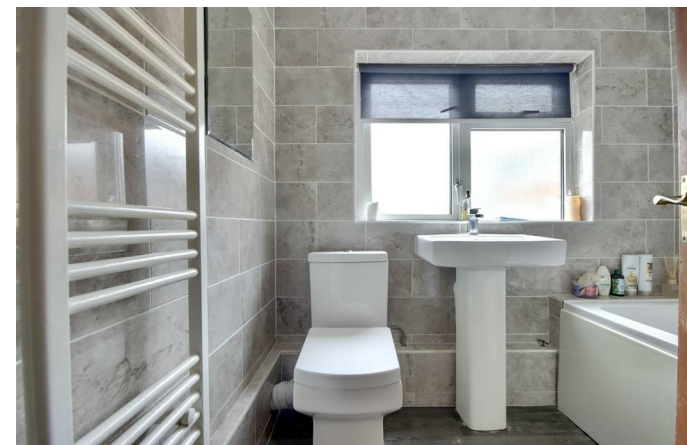
## SOLICITOR

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
	78
59	

Very energy efficient - lower running costs  
(12-38) A  
(39-47) B  
(48-55) C  
(56-62) D  
(63-68) E  
(69-72) F  
(73-100) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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