

FOR SALE

Asking Price £350,000

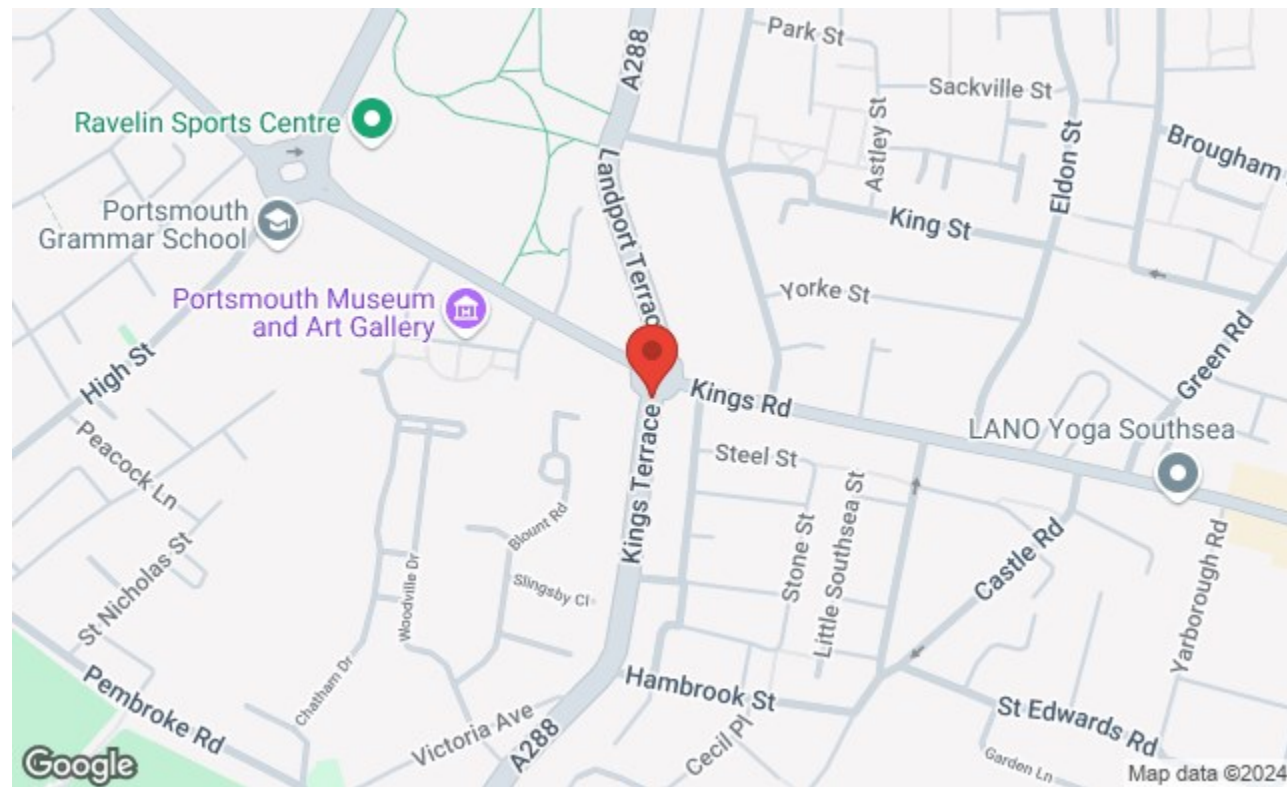
Kings Terrace, Southsea PO5 3AR

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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. Made with Metropix ©2024



2 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- ❖ SOUTHSEA PENTHOUSE
- ❖ PANORAMIC VIEWS
- ❖ 27ft & 21ft ROOF TERRACES
- ❖ LARGE BALCONY
- ❖ TWO DOUBLE BEDROOMS
- ❖ LIFT ACCESS
- ❖ NO FORWARD CHAIN
- ❖ CLOSE TO SOUTHSEA BEACH
- ❖ MODERN FINISH
- ❖ A MUST VIEW

** CENTRAL SOUTHSEA APARTMENT
** LARGE ROOF TERRACE WITH PANORAMIC VIEWS **

Come and view this beautifully positioned two double bedroom apartment situated in Central Southsea. If you're looking for a property that offers you a lifestyle that only a Southsea property can, then look no further as this one will blow you away.

The lounge offers a versatile space where you can place good size furniture to make the property feel like home. The kitchen boasts a modern finish, high gloss units and ample

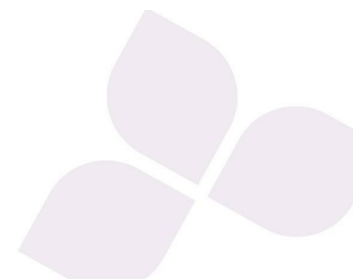
work surface space.

This property boasts two double bedrooms with integral storage. The internal space is completed by the modern bathroom, which is fully tiled with a large shower cubicle and modern fittings.

The most unique feature of this property is that it benefits from a large balcony and two beautiful roof terraces, offering 360 degree views across Portsmouth.

To register your interest and book a viewing, call our Southsea office on 02392 864 974.

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

KITCHEN
8'11" x 12'4" (2.72m x 3.76m)

LOUNGE/DINER
19'6" x 15' (5.94m x 4.57m)

BEDROOM ONE
11'11" x 16'2" (3.63m x 4.93m)

BEDROOM TWO
12'6" x 7'5" (3.81m x 2.26m)

BATHROOM
10' x 5'1" (3.05m x 1.55m)

LOWER ROOF TERRACE
27' x 12' (8.23m x 3.66m)

UPPER ROOF TERRACE
21' x 13'3" (6.40m x 4.04m)

COUNCIL TAX BAND C

OFFER CHECK PROCEDURE

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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 a n effective y e t 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

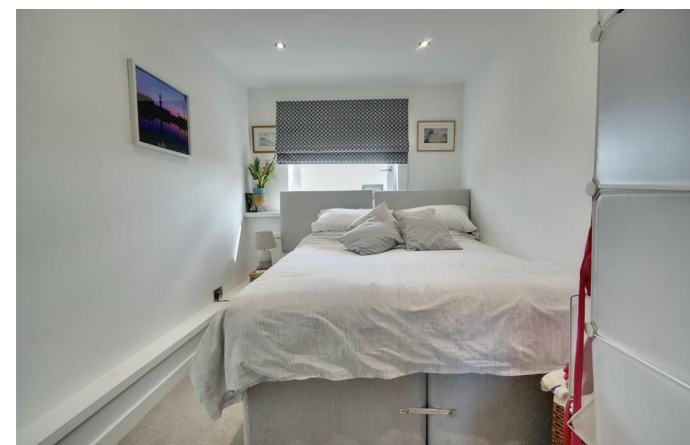
avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING (AML)

Bernard's 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

LEASEHOLD INFORMATION

Management Company : Lease Length 103 years : Ground Rent £0 : Service Charge £2,640 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		77	77
(81-91) B			
(69-80) C			
(55-68) D			
(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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