

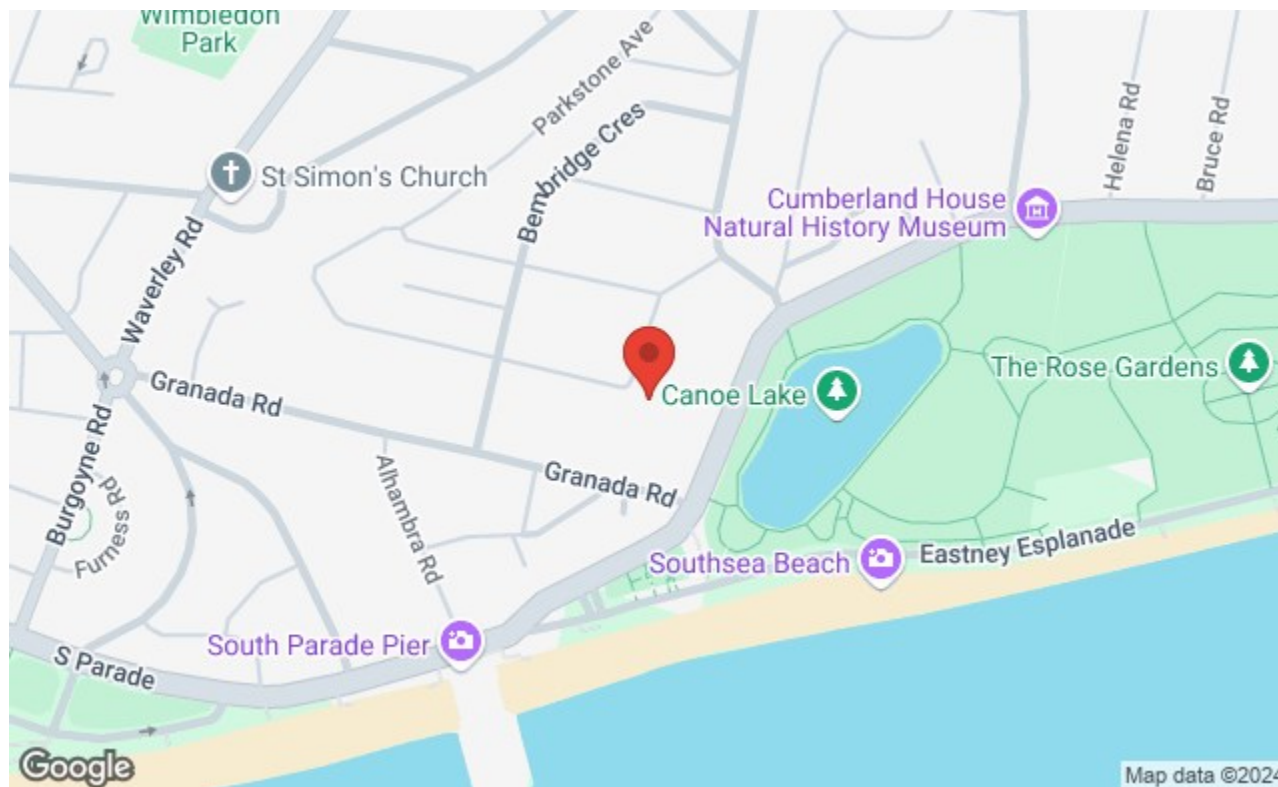
BASEMENT  
380 sq.ft. (35.3 sq.m.) approx.

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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



£240,000

Whitwell Road, Southsea PO4 0QS



## HIGHLIGHTS

- ❖ BEAUTIFUL APARTMENT
- ❖ CENTRAL SOUTHSEA
- ❖ REQUESTED LOCATION
- ❖ TWO BEDROOMS
- ❖ MODERN KITCHEN
- ❖ IMPRESSIVE BATHROOM
- ❖ PRIVATE ENTRANCE
- ❖ GREAT INVESTMENT
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ A MUST VIEW

\*\*\* IMPRESSIVE SPLIT LEVEL FLAT IN CENTRAL SOUTHSEA \*\*\*

We are thrilled to introduce to the sales market, this stunning two bedroom flat, situated within walking distance of Southsea seafront. This beautiful apartment offers a wonderful blend of both beautiful period features and modern touches.

Split across the ground and basement level, the ground floor is comprised of a modern fitted kitchen, which is accessed through the original porch, which includes a striking original tile flooring. You will also find a spacious lounge, which is flooded with light from the large bay

window, which includes bespoke shutter blinds.

Moving downstairs to the lower floor, the property offers two bedrooms, with the master offering plenty of space and a large walk-in wardrobes/storage space. A contemporary three piece bathroom suite. Ideal for a First Time Buyer or Investor, this is a home that you can move straight in to and enjoy.

The location is hugely popular with it being so close to the seafront and surrounded by other feature properties. There is a good access back into central Southsea for the restaurants, bars and social scene as well. A brilliant property that is sure to attract interest.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE PORCH

5' x 5' (1.52m x 1.52m)

## KITCHEN

5' x 8'4" (1.52m x 2.54m)

## LOUNGE

13'8" x 17' into bay (4.17m x 5.18m into bay)

## BEDROOM ONE

13'2" x 16'11" into bay (4.01m x 5.16m into bay)

## WALK-IN WARDROBE

6'3" x 4'10" (1.91m x 1.47m)

## BEDROOM TWO

11'8" x 8'5" (3.56m x 2.57m)

## BATHROOM

12'9" x 6'7" (3.89m x 2.01m)

## 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

Band A

## LEASEHOLD INFORMATION

Lease Length : 108 Years Remaining  
Ground Rent : £200 Per Annum  
Service Charge : £1700 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.

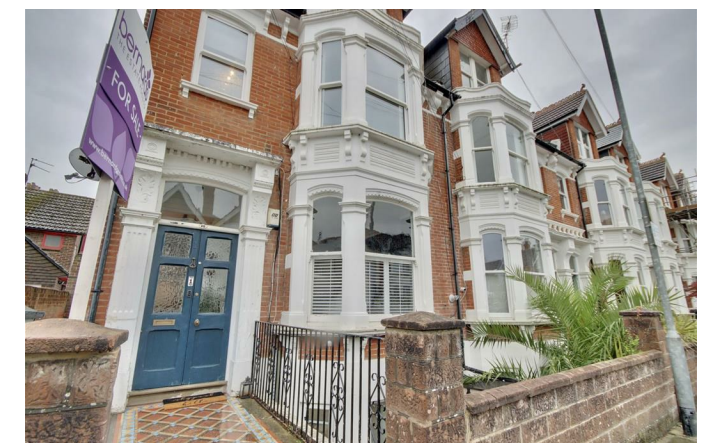
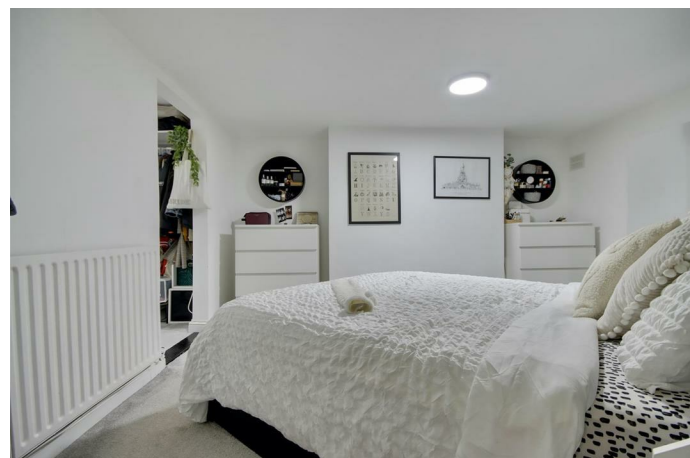
## SOLICITOR

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	
(92-100) 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	77
EU Directive 2002/91/EC	
England & Wales	



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