

£350,000

Osborne Road, Southsea PO5 3LX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ WONDERFUL APARTMENT
- ❖ GROUND FLOOR
- ❖ 2 DOUBLE BEDROOMS
- ❖ LARGE RECEPTION ROOM
- ❖ IMPRESSIVE KITCHEN
- ❖ ENVIABLE POSITION
- ❖ OVERLOOKING COMMON
- ❖ STUNNING LOCATION
- ❖ VIEWS TO SEA
- ❖ CALL TO VIEW

**** EXCEPTIONAL GROUND FLOOR
APARTMENT OVERLOOKING SOUTHSEA
COMMON AND SEAFRONT ****

We are absolutely thrilled to bring to market this fabulous ground floor apartment on the heart of Southsea Seafront. Overlooking the common, this ground floor apartment has much more than meets the eye and has been transformed in recent times to create a property to be proud of.

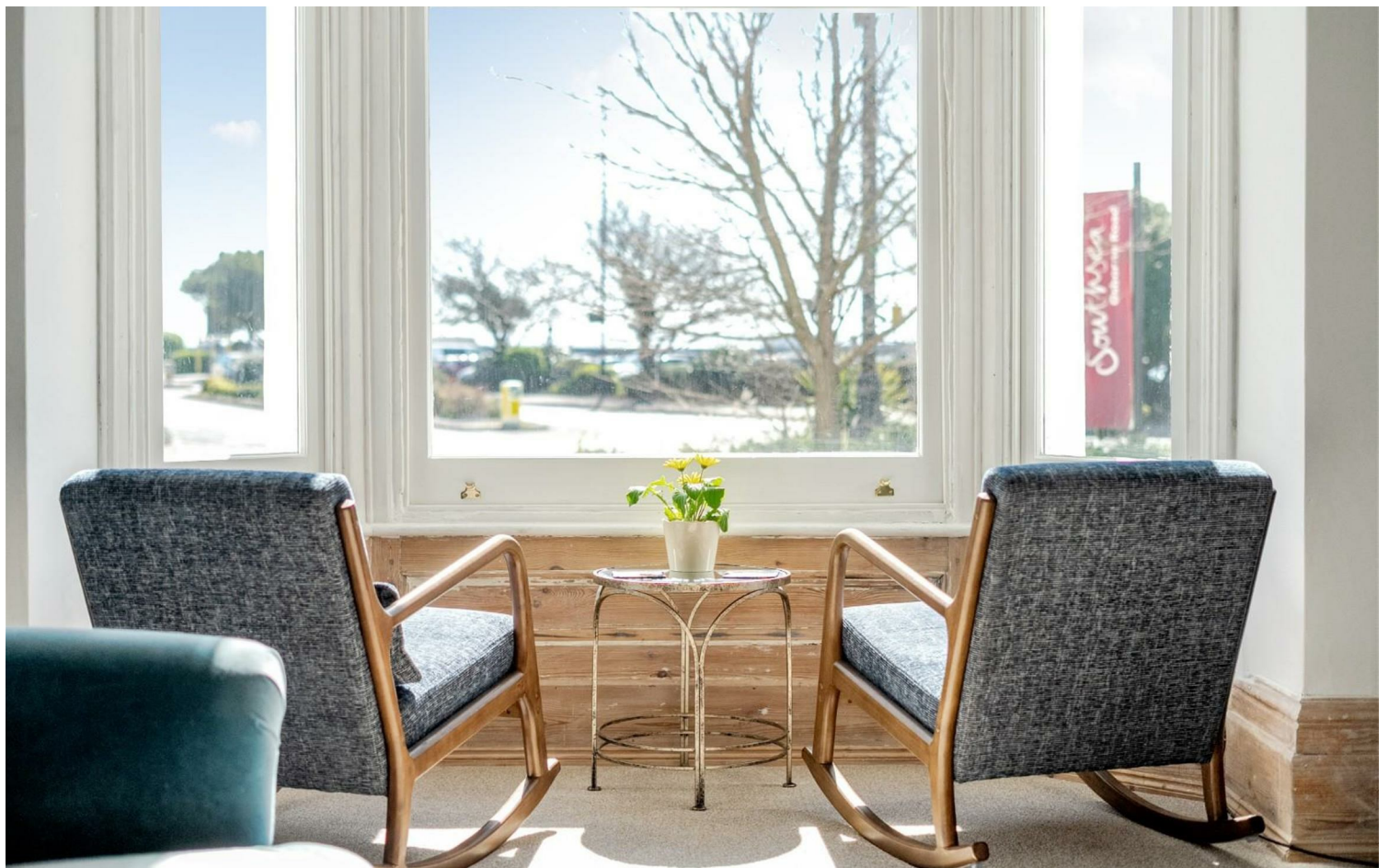
As you enter you are met by a welcoming entrance hall that spills into the kitchen which is centrally located to the property. A vast

reception room offers an abundance of space to be enjoyed and offers fabulous views out towards the sea.

Both bedrooms are a generous size and the bathroom is still shining from it's installation over the last couple of years. This really is the definition of 'move in and enjoy' in a quite fabulous position. Situated at the top of Osbourne Road, you have direct access to the common and seafront whilst the central areas of Southsea offering dining and social spots are also on your doorstep. A fabulous home that must be viewed

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





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PROPERTY INFORMATION

RECEPTION ROOM

25'4" x 14'8" (7.72m" x 4.47m")

BEDROOM 1

18'8" x 12'9" (5.69m" x 3.89m")

BEDROOM 2

16'4" x 11'4" (4.98m" x 3.45m")

KITCHEN / DINER

32'10" x 11'6" (10.01m" x 3.51m")

BATHROOM

7'8" x 7'2" (2.34m" x 2.18m")

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 B

BAND B

Leasehold Information

Management Company : Lease Length : 992 YEARS Ground Rent : N/A Service Charge : CIRCA £2,300 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!



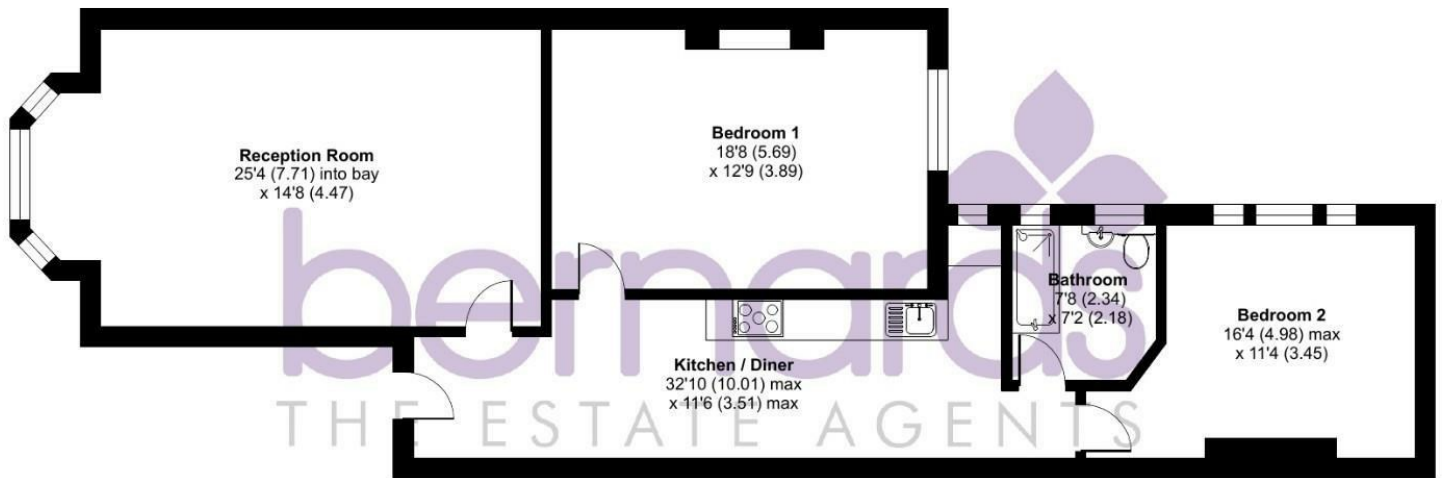
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Osborne Road, Southsea, PO5

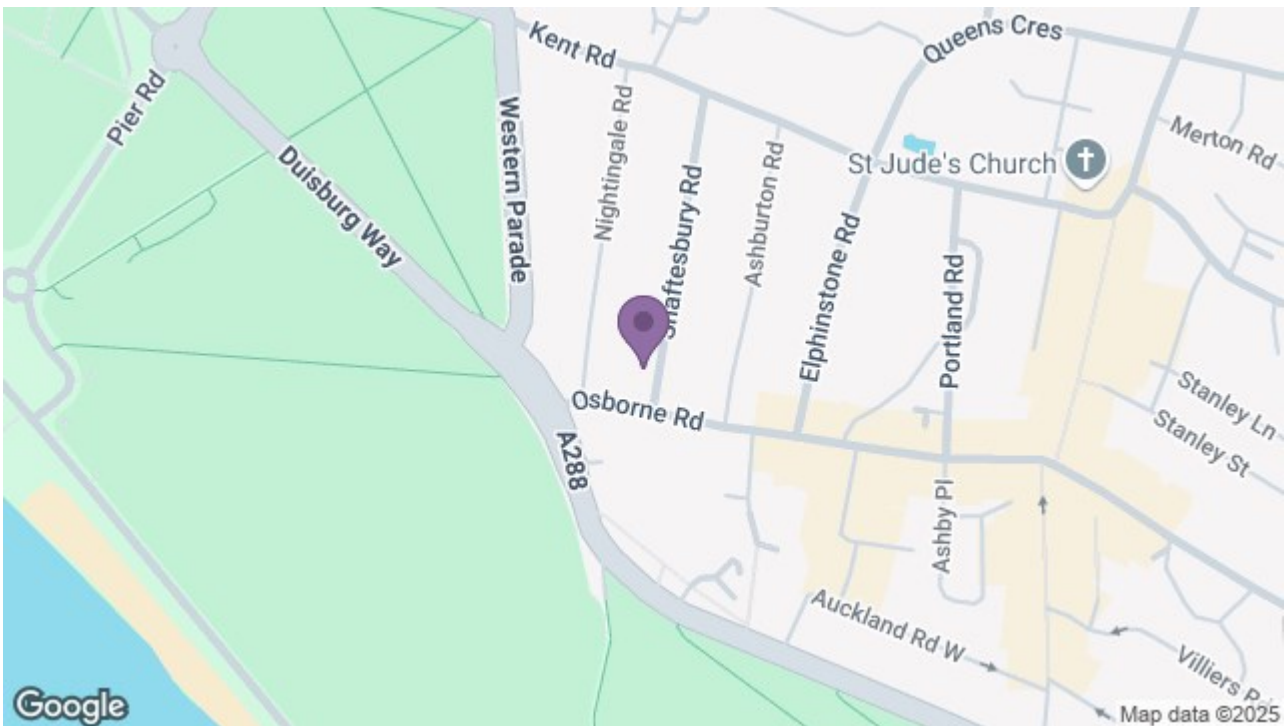
Approximate Area = 1071 sq ft / 99.4 sq m

For identification only - Not to scale



RAISED GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1270555



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