

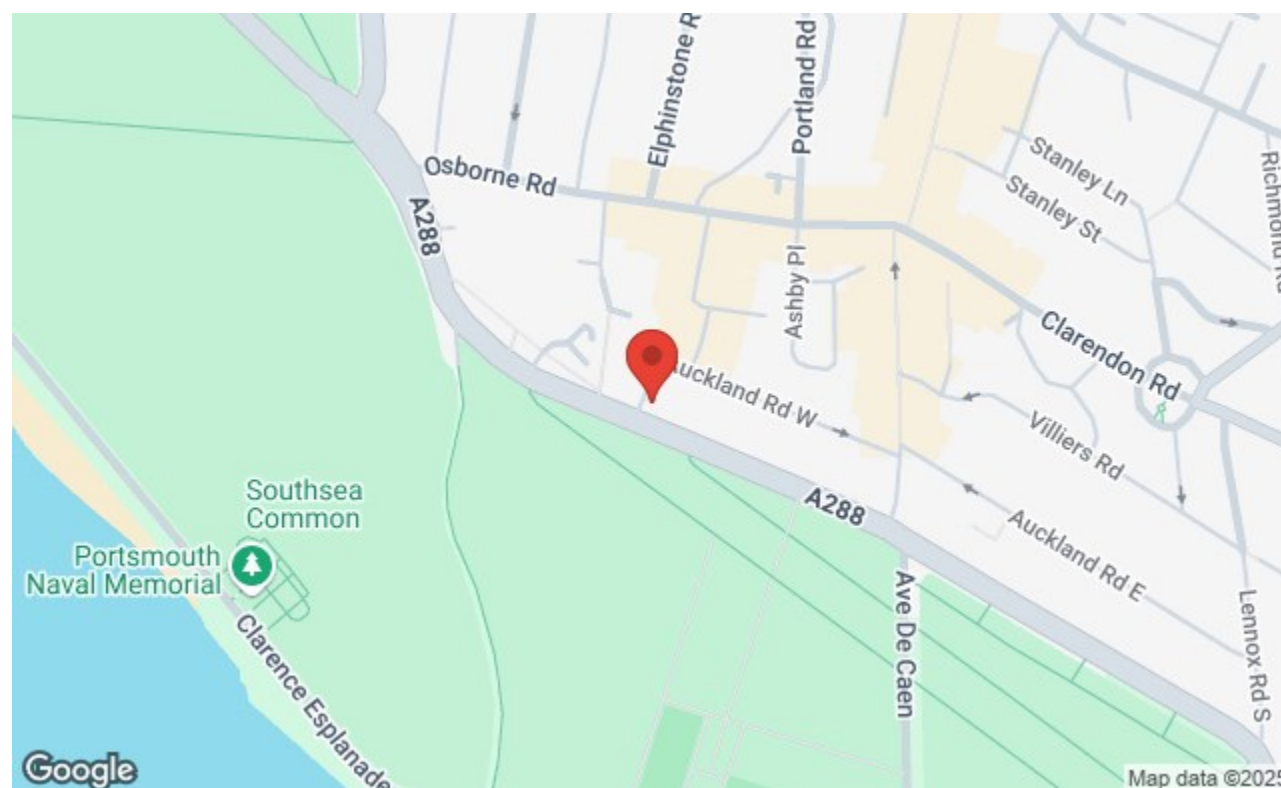


Clarence Parade, Southsea, PO5

Approximate Area = 495 sq ft / 45.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1280574



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£200,000

Clarence Parade, Southsea PO5 3NU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FABULOUS APARTMENT
- ❖ STUNNING LOCATION
- ❖ ONE BEDROOM
- ❖ OPEN PLAN LIVING
- ❖ NO ONWARD CHAIN
- ❖ MOMENTS FROM SEAFRONT
- ❖ IMPRESSIVE FINISH
- ❖ IDEAL FIRST TIME BUY
- ❖ SUPERB INVESTMENT
- ❖ CALL TO VIEW

** STUNNING GARDEN APARTMENT SITUATED A STONES THROW FROM THE SEAFRONT **

We are delighted to offer for sale this lovely one bedroom garden apartment situated moments from Southsea Seafront. Positioned on the corner of Clarence Parade and Auckland Road, this smart home is offered with NO ONWARD CHAIN and has much to shout about.

The heart of the home is undoubtedly the large open plan lounge / kitchen / dining area that

offers space, light and sociable space in abundance. A large double bedroom and a smart bathroom make this a wonderful opportunity for an owner occupier or investor looking for an Air BnB in a prime location.

The location could not be more appealing with it sitting in the heart of the seafront and still offering great access to the bars, cafes, restaurants and local shops that thrive in Southsea. A great opportunity that is sure to attract a lot of interest

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



PROPERTY INFORMATION

KITCHEN / LIVING ROOM
20'1" x 19'9" max (6.12m x 6.02m max)

BEDROOM
13'3" x 9'0" (4.04m x 2.74m)

BATHROOM
7'6" x 4'9" (2.29m x 1.45m)

PATIO GARDEN

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 : 999 years from 2002 Ground Rent : 0 Service Charge : £2584
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		
EU Directive 2002/91/EC		
England & Wales		



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