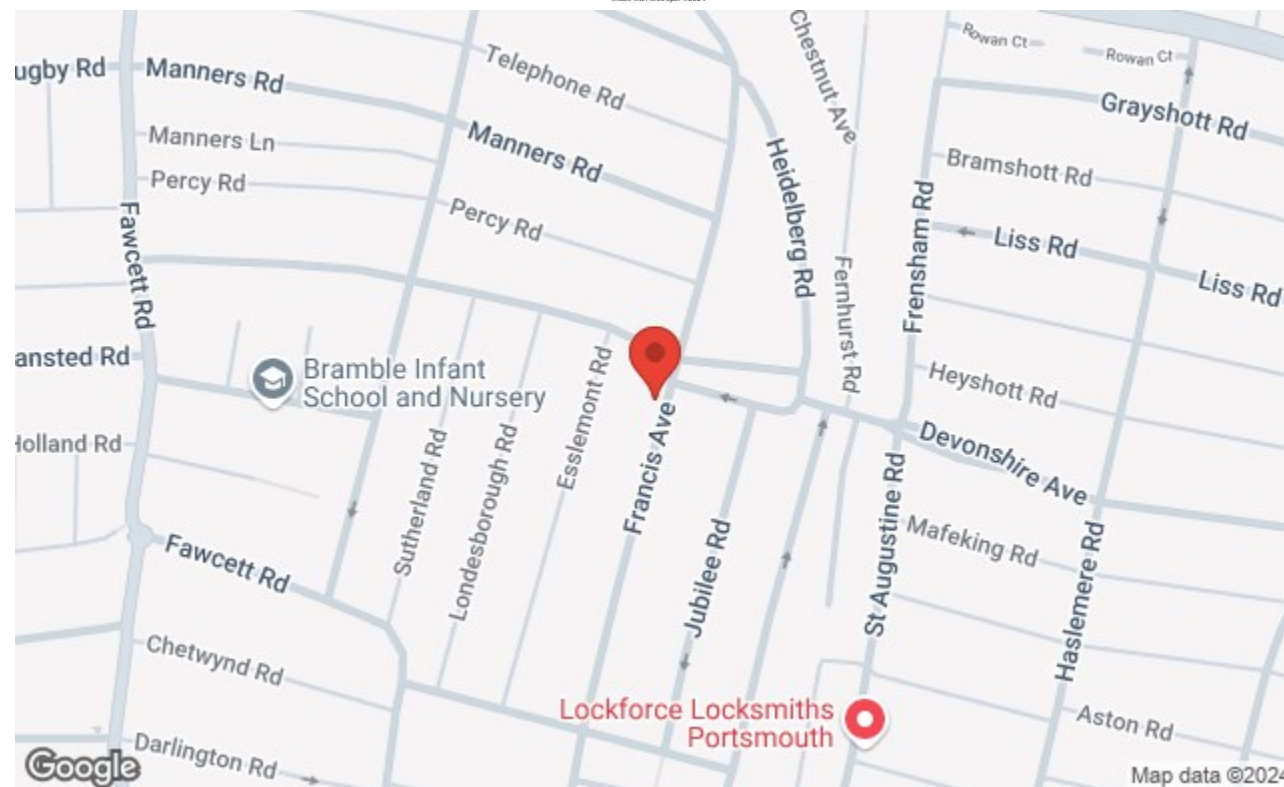


TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



**FOR SALE**

£230,000

Francis Avenue, Southsea PO4 0EP

**bernards**  
THE ESTATE AGENTS



**HIGHLIGHTS**

- ❖ TWO BEDROOM GARDEN FLAT
- ❖ FREEHOLD
- ❖ SPLIT LEVEL DUPLEX
- ❖ POPULAR LOCATION
- ❖ IDEAL FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ A MUST VIEW
- ❖ TANKED BASEMENT
- ❖ CENTRAL SOUTHSEA

**\*\* FREEHOLD \*\* UNIQUE PROPERTY \*\***

We are delighted to welcome to the market this very unique, split level duplex two bedroom garden flat in the sought after location of Central Southsea. Situated perfectly for local transport links, local amenities, shops bars and restaurants. This apartment really must be viewed to see what it has to offer.

Benefiting from the huge added bonus of freehold purchase, this flat internally offers on the ground floor, two double bedrooms, lounge/dining area, kitchen, bathroom and utility

room opening to a lovely spacious garden.

Moving downstairs to the lower ground floor you will find a fully tanked, spacious area full of opportunity, with the added benefit of a ventilation system. Make this area a large bedroom, extra reception room, or anything that suits.

The property really must be viewed to be appreciated what it has to offer. The perfect property for investors or first time buyers.

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



# PROPERTY INFORMATION

## LOUNGE

9'8" x 7'11" (2.97 x 2.43)

## DINING ROOM

13'10" x 7'10" (4.22 x 2.40)

## KITCHEN

7'10" x 7'10" (2.40 x 2.39)

## UTILITY ROOM

6'4" x 4'2" (1.95 x 1.29)

## BATHROOM

6'4" x 3'11" (1.95 x 1.20)

## BEDROOM

13'2" x 9'2" (4.03 x 2.81)

## BEDROOM

15'6" x 9'8" (4.74 x 2.97)

## RECEPTION

22'9" x 16'10" (6.95 x 5.15)

## 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

## 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!

## COUNCIL TAX BAND A

Portsmouth City Council: BAND A

## OFFER CHECK PROCEDURE -

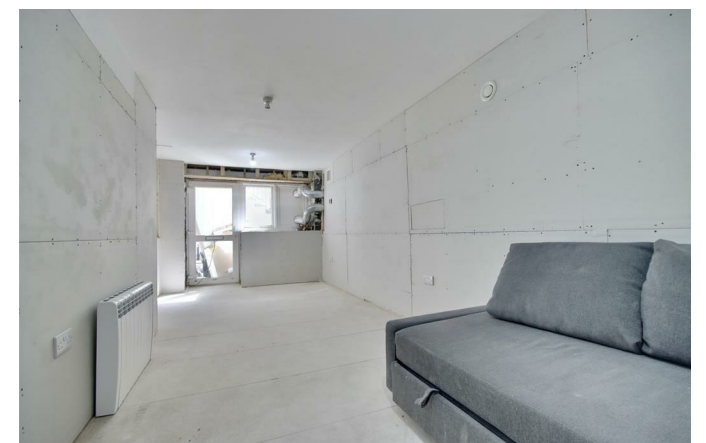
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

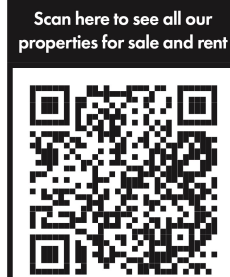
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.



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			
EU Directive 2002/91/EC		75	80
England & Wales			



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