

£210,000

Kassassin Street, Southsea PO4 9PS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN ARRANGEMENT
- ❖ ALLOCATED PARKING
- ❖ EASTNEY LOCATION
- ❖ IDEAL INVESTMENT
- ❖ GREAT FIRST TIME BUY
- ❖ NO ONWARD CHAIN
- ❖ CALL TO VIEW

**\*\* TERRACED HOME IN HEART OF EASTNEY WITH PARKING AND NO CHAIN \*\***

We are pleased to bring to market this unique property in the heart of Eastney. Situated in Kassassin Street, the property offers a great opportunity to either a **FIRST TIME BUYER** or **IVESTOR** to secure a niche home in a prime location.

As you step inside you are greeted by an open plan lounge kitchen

arrangement which is very sociable and a lovely space to gather in. On the first floor you will find two bedrooms and a bathroom giving you all you need for your first property or to let out.

The property benefits from a super location as well as an **ALLOCATED PARKING SPACE**. With it being a short distance to the seafront as well as the essentials on Highland Rd and Eastney Street, this is a great opportunity that is sure to attract interest.

Call today to arrange a viewing  
02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## LOUNGE

13'0" x 12'5" (3.96m" x 3.78m")

## KITCHEN

12'5" x 6'0" (3.78m" x 1.83m" )

## BEDROOM 1

11'6" x 10'1" (3.51m" x 3.07m")

## BEDROOM 2

10'1" x 6'10" (3.07m" x 2.08m")

## BATHROOM

8'2" x 5'10" (2.49m" x 1.78m" )

## ALLOCATED PARKING SPACE

## 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

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.

## 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!

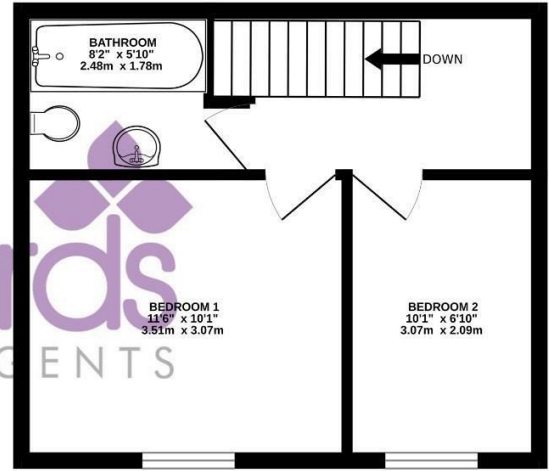
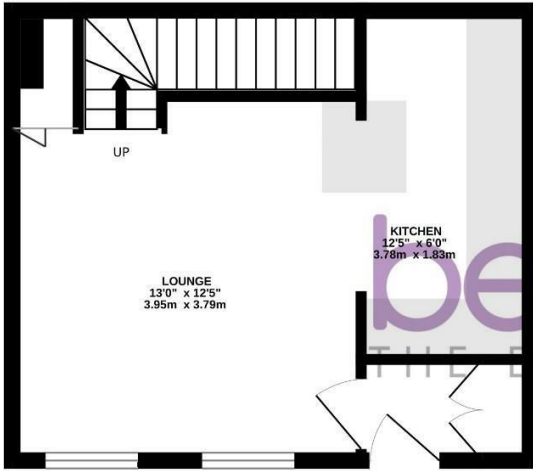


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	82
England & Wales		EU Directive 2002/91/EC	



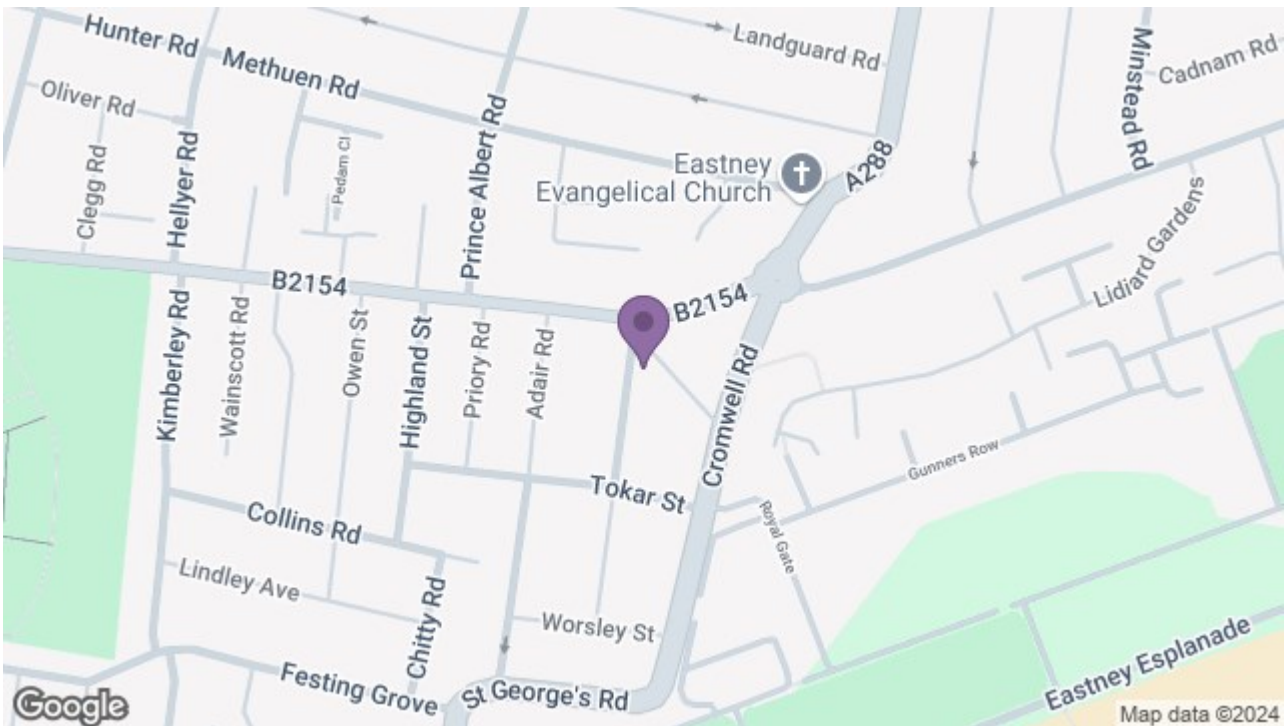
GROUND FLOOR  
293 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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