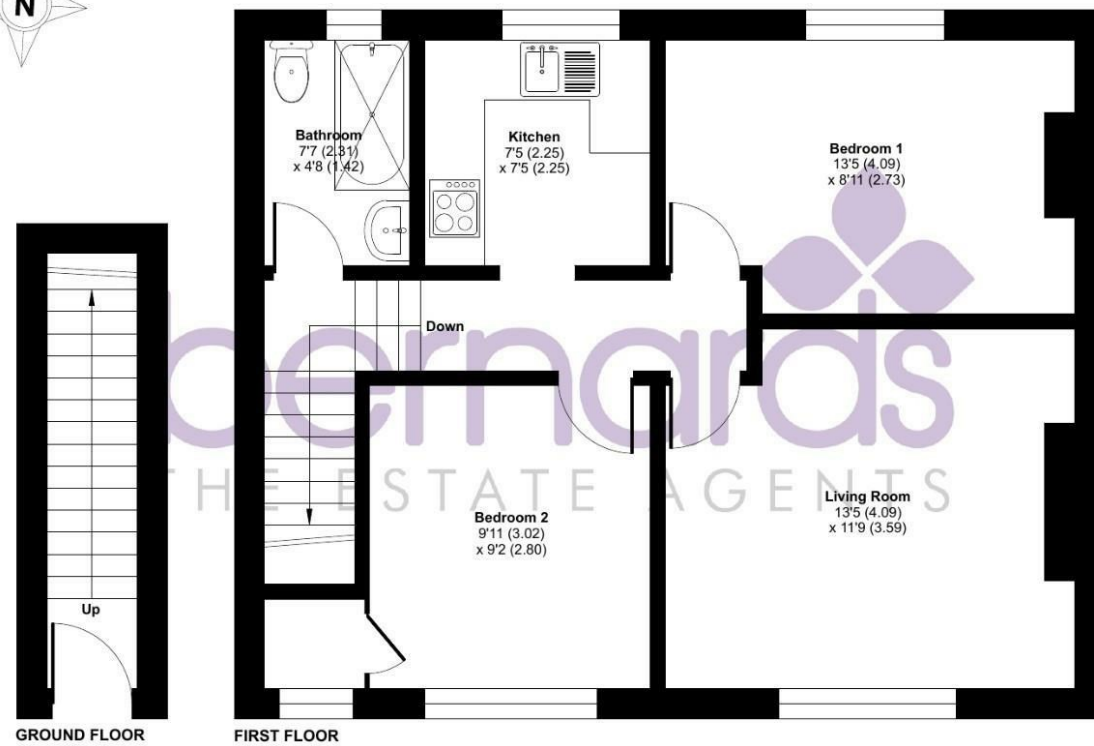


Childe Square, Portsmouth, PO2

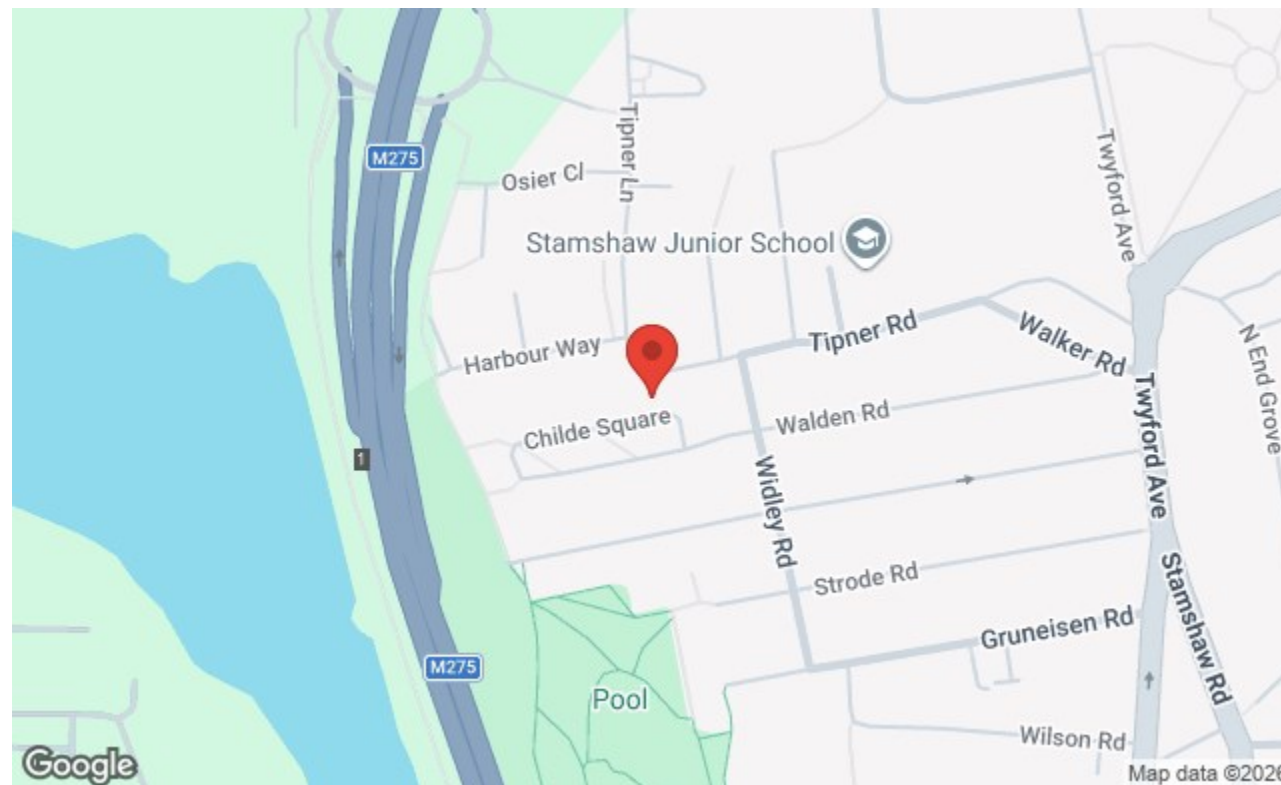
Approximate Area = 605 sq ft / 56.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1454385



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Offers In Excess Of £170,000

Childe Square, Portsmouth PO2 8PL

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DRIVEWAY
- ❖ 50% SHARE OF FREEHOLD
- ❖ TWO BEDROOMS
- ❖ BRIGHT LOUNGE
- ❖ FITTED KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ LARGE LOFT SPACE
- ❖ ELECTRICS REWIRED
- ❖ NEW BOILER
- ❖ GREAT ACCESS FOR M27

Nestled in Childe Square, this delightful two-bedroom first-floor flat presents an excellent opportunity for first-time buyers. With a 50% share of the freehold, this property offers both security and a sense of ownership that is often sought after in today's market.

You will be greeted by a bright and airy lounge, perfect for relaxing or entertaining guests. The natural light that floods this space creates a warm and inviting atmosphere.

The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. Whether you

envision a serene sanctuary or a guest room, these bedrooms can easily adapt to your lifestyle needs.

The property benefits from a driveway, ensuring convenient parking and easy access. This tranquil location is perfect for those seeking a quiet retreat while still being close to the amenities and attractions that Portsmouth has to offer.

This flat is not just a property; it is a wonderful opportunity to create a home. With its appealing features and prime location, it is an ideal choice for anyone looking to step onto the property ladder. Don't miss the chance to make this lovely flat your own.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
13'5" x 11'9" (4.09 x 3.59)

KITCHEN
7'4" x 7'4" (2.25 x 2.25)

BATHROOM
7'6" x 4'7" (2.31 x 1.42)

BEDROOM ONE
13'5" x 8'11" (4.09 x 2.73)

BEDROOM TWO
9'10" x 9'2" (3.02 x 2.80)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : A £1,453.95

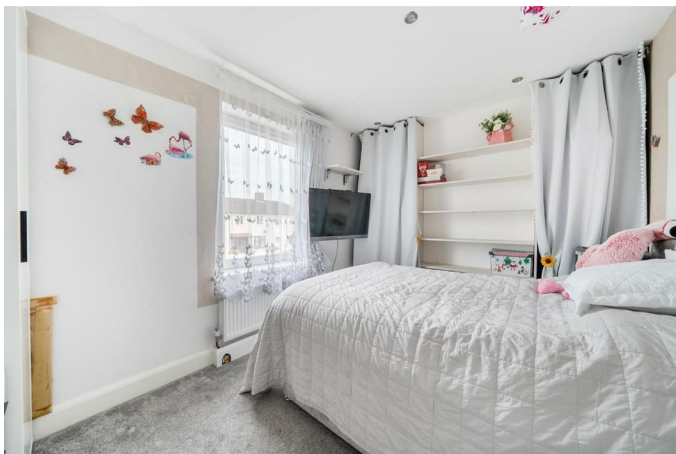
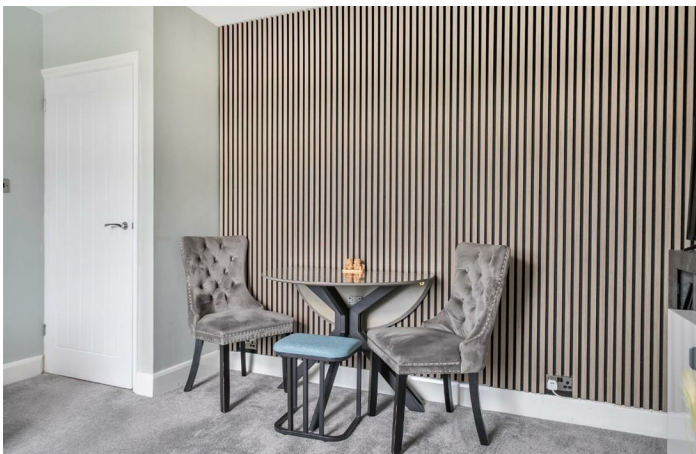
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
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 conveyance 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.

ANTI-MONEY LAUNDERING
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



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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