

Offers In Excess Of £180,000

Kent Road, Southsea PO5 3EW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LOWER GROUND FLOOR APARTMENT
- ❖ EXCEPTIONAL SIZE
- ❖ ACCESS TO GARDEN
- ❖ OWN FRONT DOOR
- ❖ LARGE DOUBLE BEDROOM
- ❖ GENEROUS STORAGE
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ IN HEART OF SOUTHSEA
- CALL TO VIEW

**** FANTASTIC SIZE ONE BEDROOM APARTMENT IN CENTRAL SOUTHSEA CLOSE TO SHOPS AND SEAFRONT ****

We are delighted to bring to market this deceptively large property in Kent Road. One of the biggest one bedroom apartments in the area, this property has much to shout about and is offered CHAIN FREE for the next lucky owner.

After stepping through your own front door, you are greeted by a large entrance hall that could accommodate a small desk for the people who work from home. The lounge is a super size whilst the bedroom will comfortably accommodate a double bed and additional furniture.

The kitchen has been replaced in recent times and this room still has the space for a dining area. The family bathroom completes the set with generous storage also on hand. There is a communal garden for the building however access is largely only available for your apartment so this can be used as you wish.

The location is so central with it being moments from Palmerston Road and a short stroll to the seafront. a quite wonderful opportunity that must be seen to be appreciated

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





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PROPERTY INFORMATION

LOWER GROUND FLOOR

ENTRANCE HALL

13'0" x 7'8" (3.96m x 2.34m)

LOUNGE

18'8" x 13'9" (5.69m x 4.19m)

KITCHEN DINER

16'0" x 6'9" (4.88m x 2.06m)

BEDROOM

15'11" x 11'6" (4.85m x 3.51m)

BATHROOM

12'1" x 6'8" (3.68m x 2.03m)

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

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information

Management Company : Lease Length : 987 years Ground Rent : 150 p/a Service Charge : 600 p/a 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.

Property Tenure

Leasehold with Share of Freehold

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!

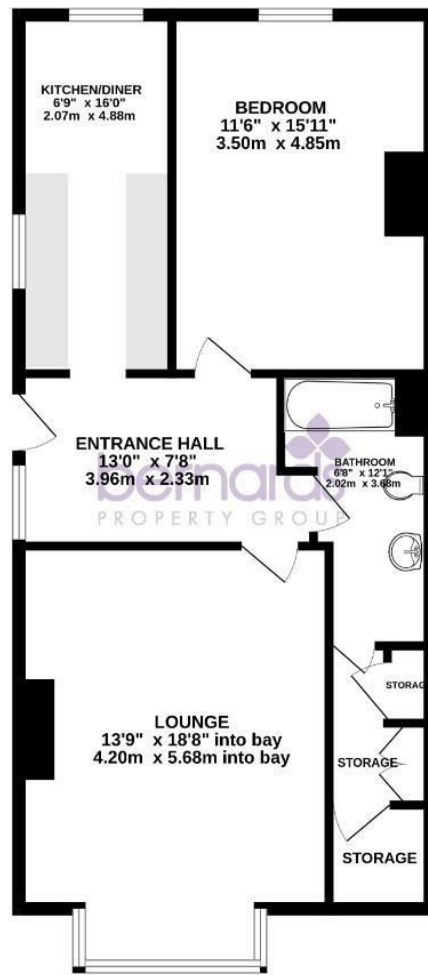


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent

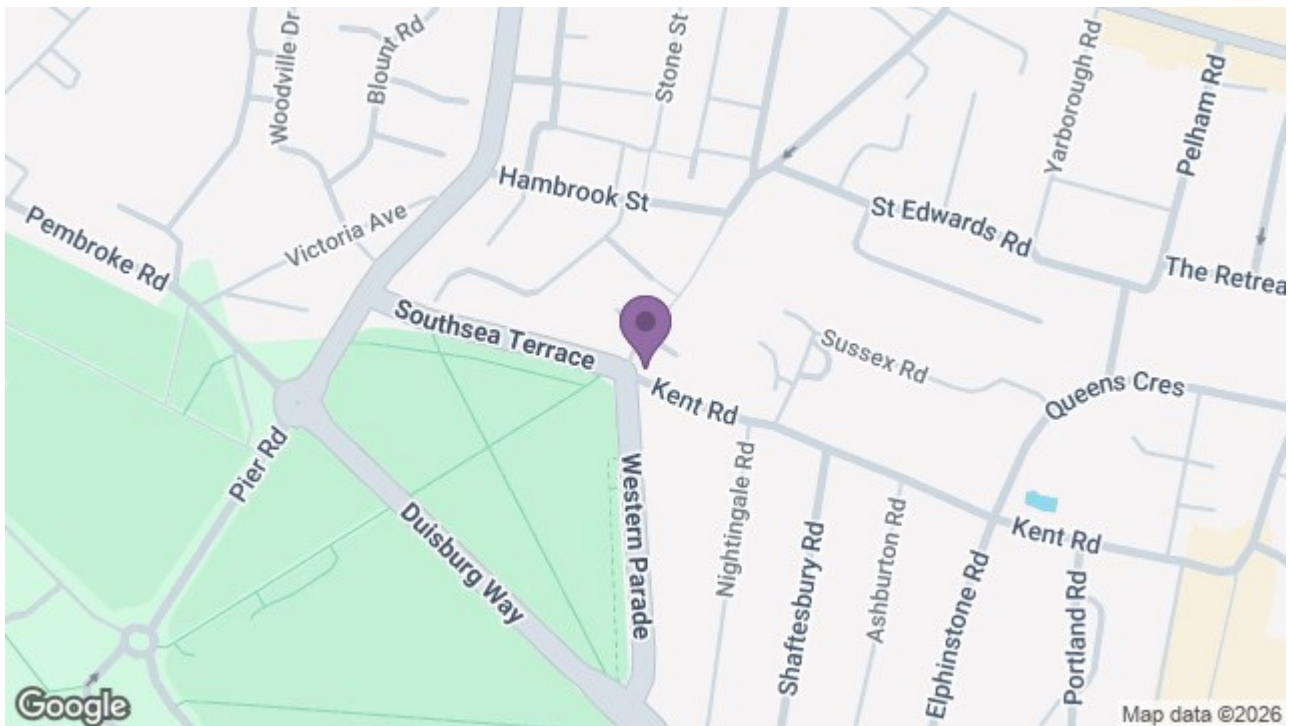


LOWER GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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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