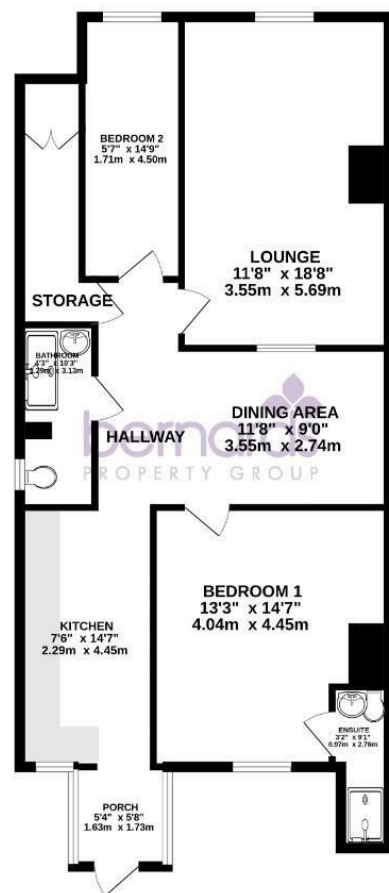
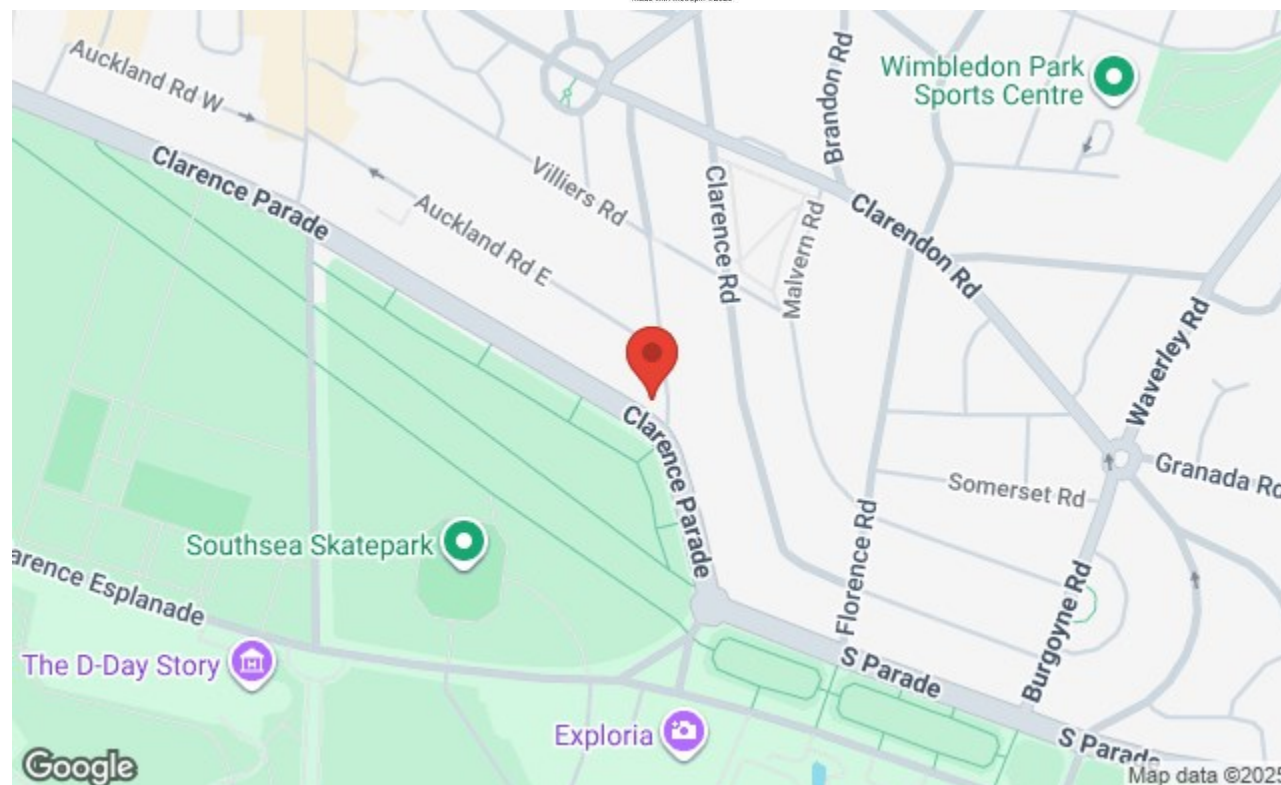


GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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. The 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

£365,000

Clarence Parade, Southsea PO5 2EU

bernards
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 2 shower rooms

HIGHLIGHTS

- ❖ IMPRESSIVE SOUTHSEA FLAT
- ❖ PRIVATE GARDEN
- ❖ OFF ROAD PARKING
- ❖ 2 BEDROOMS
- ❖ 2 SHOWER ROOMS
- ❖ VIEWS OVER COMMON
- ❖ GOOD SIZE ROOMS
- ❖ CENTRAL LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

**** TWO BEDROOM GARDEN FLAT
SITUATED IN PRIME CENTRAL
POSITION WITH PARKING****

We are excited to offer for sale this two bedroom flat in central Southsea. The property offers bundles of opportunity and comes complete with good size accommodation, a wonderful size private rear garden and parking!

Accessed via it's own gate on Lennox Road South, you make your way into the property via the garden and are greeted by a lovely size kitchen. From here you spill into a lovely size dining space in the heart of the property with a lovely size lounge at the front with

views towards the common.

Both bedrooms are a good size with Bedroom one being serviced by an en-suite shower room. The 2nd bedroom is ideal if you need a guest room or want a good usable space to work from home and sofa bed or the like. The garden space is a lovely size and is sure to be the backdrop of many a BBQ or social event.

The location is superb with it being on the doorstep of the seafront whilst the bars restaurants and cafes that Southsea offers whilst are just a short stroll away. A great opportunity that can't be missed!

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



PROPERTY INFORMATION

PORCH
5'4" x 5'8" (1.63m" x 1.73m")

KITCHEN
14'7" x 7'6" (4.45m" x 2.29m")

SHOWER ROOM
10'3" x 4'3" (3.12m" x 1.30m")

LOUNGE
18'8" x 11'8" (5.69m" x 3.56m")

HALL / DINING AREA
11'8" x 9'0" (3.56m" x 2.74m")

BEDROOM 1
14'7" x 13'3" (4.45m" x 4.04m")

EN-SUITE SHOWER ROOM

BEDROOM 2
14'9" x 5'7" (4.50m" x 1.70m")

STORAGE CUPBOARD

GARDEN

OFF ROAD PARKING

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 D
BAND D

LEASEHOLD INFORMATION
Management Company : Lease Length : 141 years Ground Rent : n/a Service Charge : £1100 per annum
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.

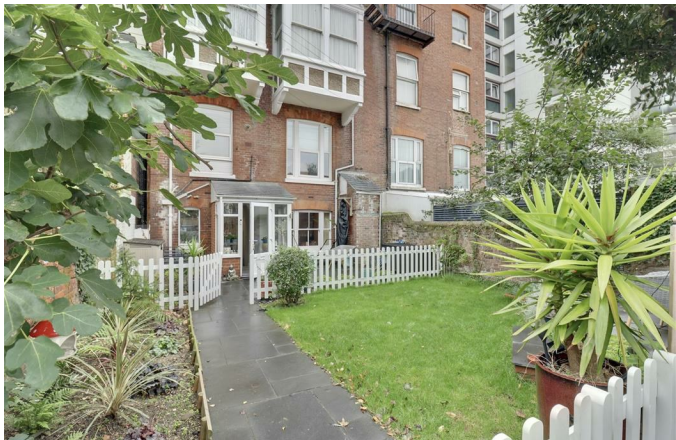
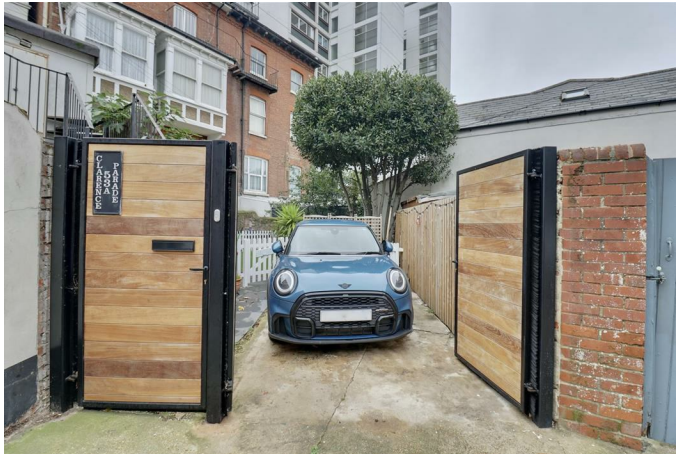
PROPERTY TENURE
Leasehold

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		
England & Wales	EU Directive 2002/91/EC	



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