

£350,000

Clarence Parade, Southsea PO5
3NU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING APARTMENT
- ❖ OVERLOOK SOUTHSEA COMMON
- ❖ 2 DOUBLE BEDROOMS
- ❖ GENEROUS LIVING ROOM / DINER
- ❖ HIGH CEILINGS
- ❖ OFFERED CHAIN FREE
- ❖ WALKING DISTANCE TO SEA
- ❖ PERMIT PARKING
- ❖ WELL PRESENTED
- ❖ CALL TO VIEW

**** EXCEPTIONAL APARTMENT
OVERLOOKING SOUTHSEA COMMON
AND SEAFRONT ****

We are absolutely thrilled to bring to market this fabulous apartment in the heart of Southsea Seafont. Overlooking the common, this impressive home has much more than meets the eye and is now available with NO ONWARD CHAIN

The heart of the home is the generous living room / diner that offers an abundance of space for furniture with bay windows overlooking the common. This is a

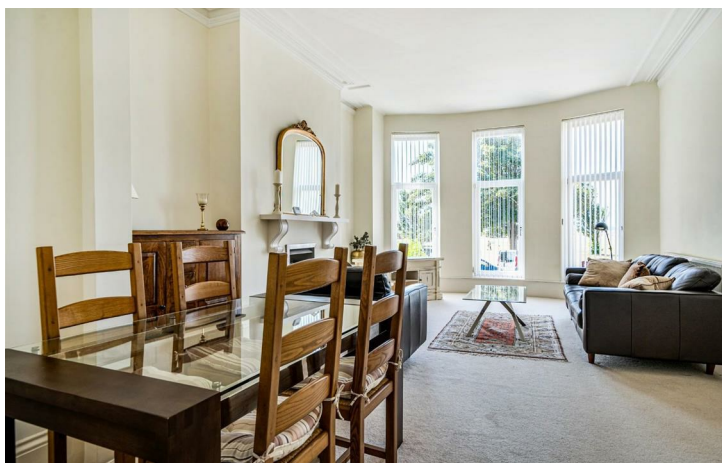
wonderful room to entertain and unwind in. With high ceilings and original features, this is a wonderful room.

The kitchen sits in the middle of the apartment, again offering a sociable feel whilst both bedrooms comfortably fits a double bed & furniture and a shower room completes the available accommodation.

This really is the definition of 'move in and enjoy' in a quite fabulous position. Situated on Clarence Parade, you have direct access to the common and seafont whilst the central areas of Southsea offering dining and social spots are also on your doorstep. A fabulous home that must be viewed

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





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PROPERTY INFORMATION

HALL FLOOR

LIVING / DINING ROOM
24'6" x 14'11" (7.47m" x 4.55m")

KITCHEN
14'4" x 8'4" (4.37m" x 2.54m")

SHOWER ROOM
9'3" x 6'4" (2.82m" x 1.93m")

BEDROOM 1
12'4" x 12'1" (3.76m" x 3.68m")

DRESSING ROOM

BEDROOM 2
13'3" x 9'5" (4.04m" x 2.87m")

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 C

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 : 955 years Ground Rent : n/a Service Charge : 2034 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 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!



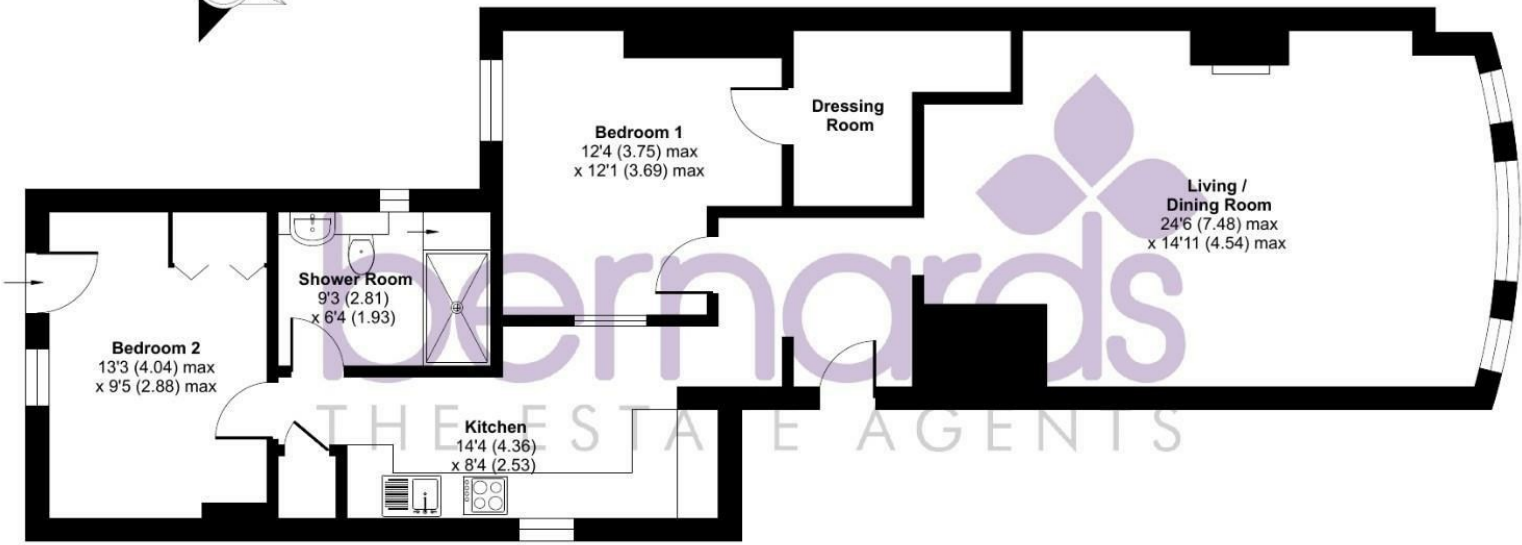
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



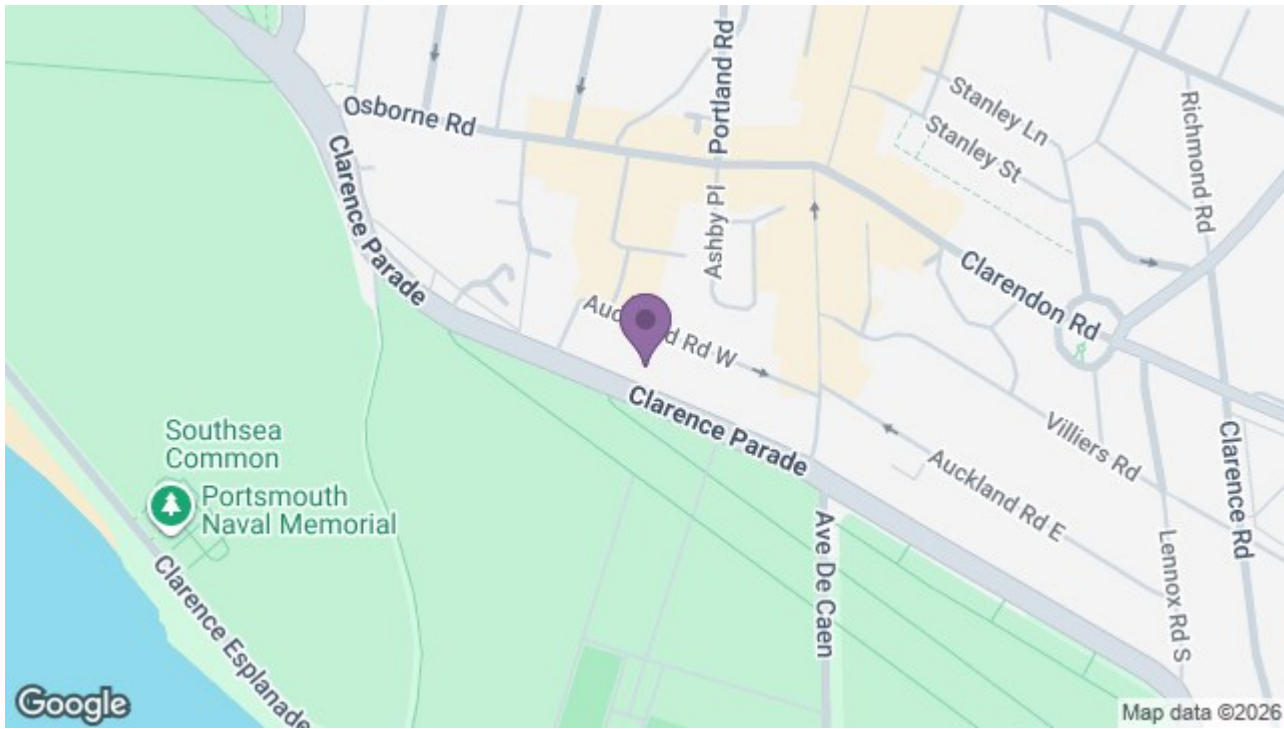
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Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1466854



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