

Offers In Excess Of £325,000

Osborne Road, Southsea PO5 3LX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SOUTHSEA SEAFRONT
- ❖ SHARE OF FREEHOLD
- ❖ VIEWS OVER COMMON
- ❖ STUNNING LOCATION
- ❖ EN-SUITE
- ❖ LOW CHARGES
- ❖ 900 YEAR LEASE
- ❖ WONDERFUL APARTMENT
- ❖ CALL TO VIEW

**\*\* THREE BEDROOM APARTMENT  
OVERLOOKING SOUTHSEA  
COMMON AND SEAFRONT \*\***

We are absolutely thrilled to bring to market this fabulous apartment on the heart of Southsea Seafront. Overlooking the common, this property presents a wonderful opportunity for seafront lovers.

The accommodation comprises of a large bay-fronted lounge, kitchen and smaller double bedroom at the front

of the home, and a further two double bedrooms, en-suite and family bathroom at the rear. There is plenty of storage on offer throughout the apartment with built in wardrobes in all of the bedrooms and also in the hallway.

Situated at the top of Osbourne Road, you have direct access to the common and seafront 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](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

## LOUNGE/DINER

25'5" x 13'6" (7.75 x 4.13)

## KITCHEN

12'11" x 6'5" (3.94 x 1.98)

## BEDROOM

28'6" x 11'10" (8.71 x 3.61)

## ENSUITE

5'10" x 5'6" (1.78 x 1.69)

## BEDROOM

11'7" x 11'6" (3.55 x 3.53)

## BATHROOM

8'1" x 7'11" (2.47 x 2.42)

## BEDROOM

16'2" x 8'2" (4.93 x 2.49)

## 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

## 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!

## Council Tax Band B

Portsmouth City Council: BAND B

## Leasehold Information

Lease Length: 900 Years Ground Rent: £0.00 Service Charge: £1,500.00

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.

## Removal Quotes

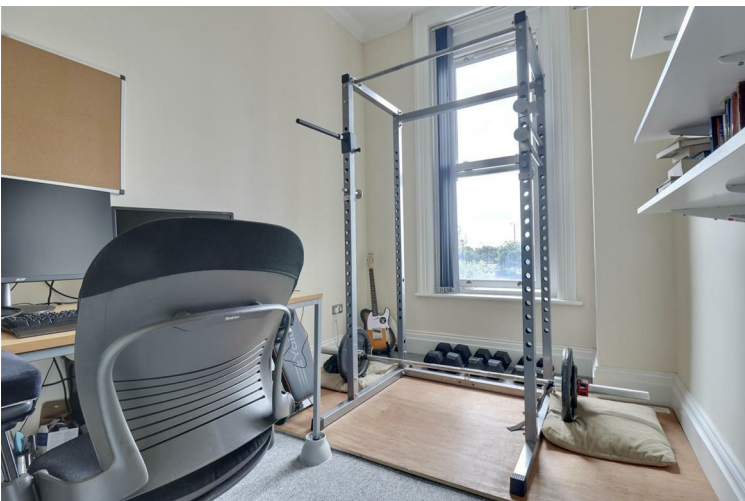
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## Property Tenure

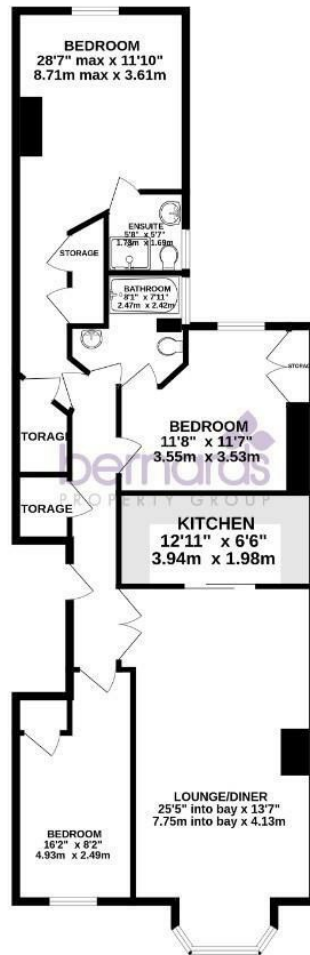
Leasehold



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	73	81
EU Directive 2002/91/EC		

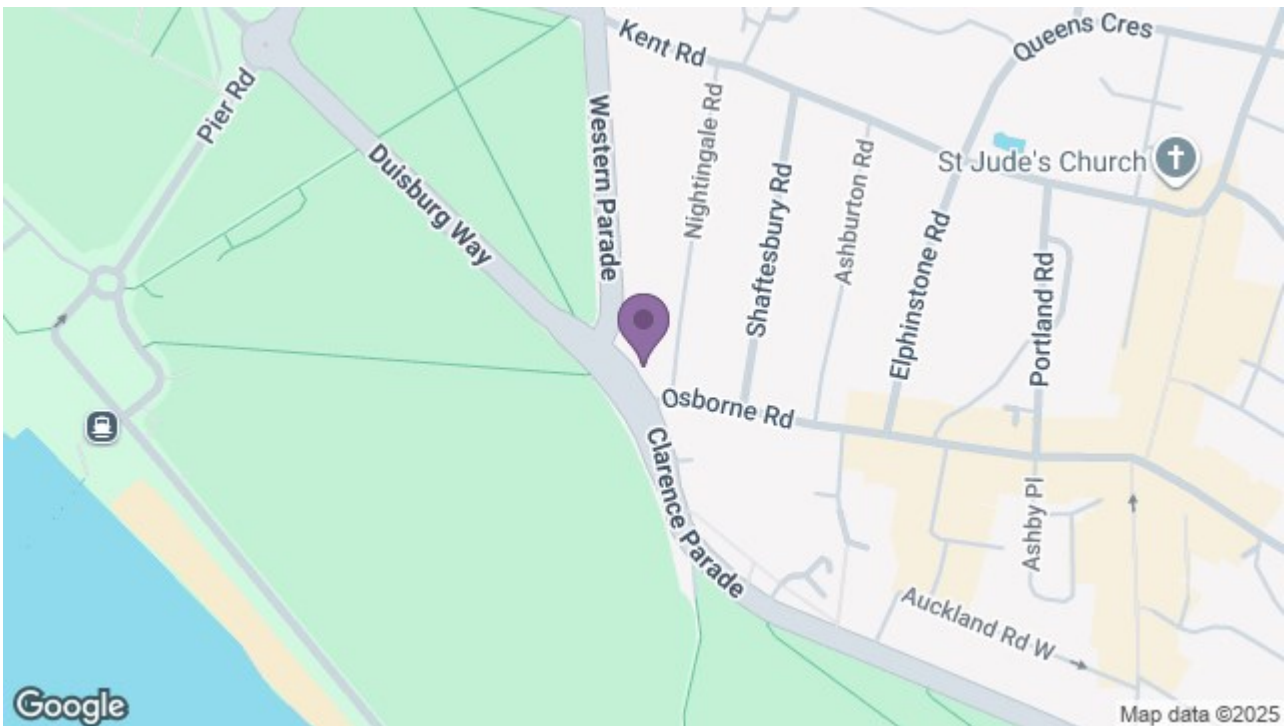


1ST FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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