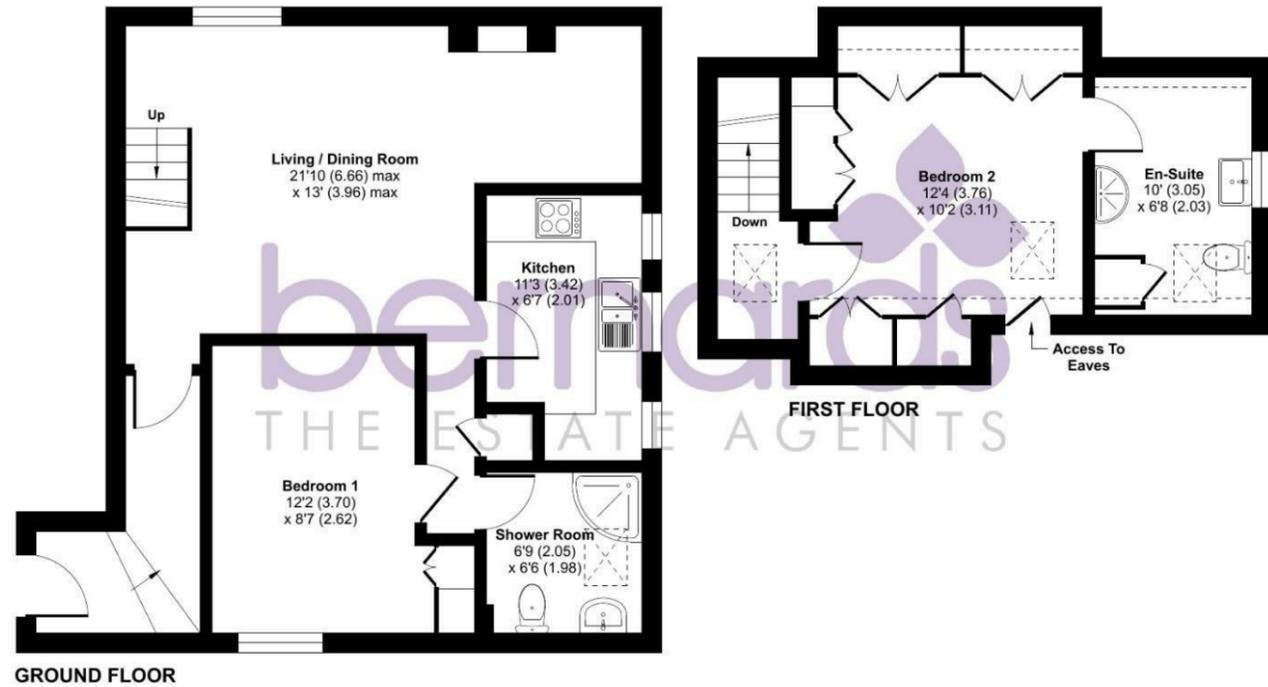




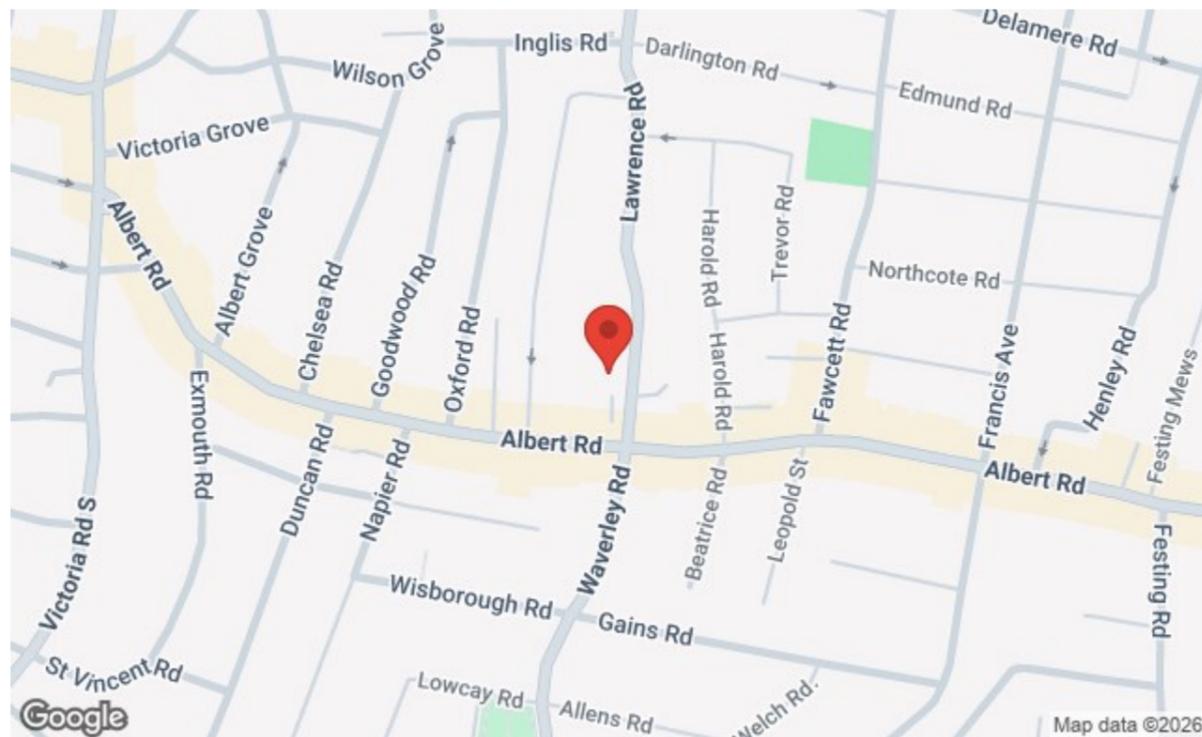
### Lawrence Road, Southsea, PO5

Approximate Area = 845 sq ft / 78.5 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1311711



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



## Auction Guide £160,000

### Lawrence Road, Southsea PO5 1PF



### HIGHLIGHTS

- SHARE OF FREEHOLD
- SPLIT LEVEL APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING
- GRADE II LISTED BUILDING
- TWO BATHROOMS
- DUAL ASPECT
- BUYER FEES APPLY
- T & C's APPLY
- SUBJECT TO RESERVE PRICE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

**\*\* SPLIT LEVEL APARTMENT WITH PARKING \*\***

We are delighted to introduce this two bedroom top floor apartment, located in a stunning grade II listed building. Spread over two floors and complete with an allocated parking space, this flat would make a perfect acquisition for first time buyers and investors alike.

The entrance hall leads to a very generously sized living/dining area, offering plenty of space and versatility. The kitchen is found at the South wall of the property, with three tall sash windows flooding the room with natural light. The first floor is completed with a bedroom and shower room, and upstairs holds the en-suite bedroom.

Situated just off Albert Road, the location of this block could not be more convenient for anyone looking to reside or invest in the heart of Southsea.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING/DINING ROOM**  
21'10" x 12'11" (6.66 x 3.96)

**KITCHEN**  
11'2" x 6'7" (3.42 x 2.01)

**BEDROOM**  
12'1" x 8'7" (3.70 x 2.62)

**SHOWER ROOM**  
6'8" x 6'5" (2.05 x 1.98)

**BEDROOM**  
12'4" x 10'2" (3.76 x 3.11)

**EM-SUITE**  
10'0" x 6'7" (3.05 x 2.03)

**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 A**  
Portsmouth City Council: BAND A

**LEASEHOLD INFORMATION**

Lease Length: 992 Years Ground Rent: £0.00 Service Charge: £2,700.00

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

**AUCTIONEERS ADDITIONAL COMMENTS**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating	
Current	Potential
	75
54	

Very energy efficient - lower running costs  
(92-100) 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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