

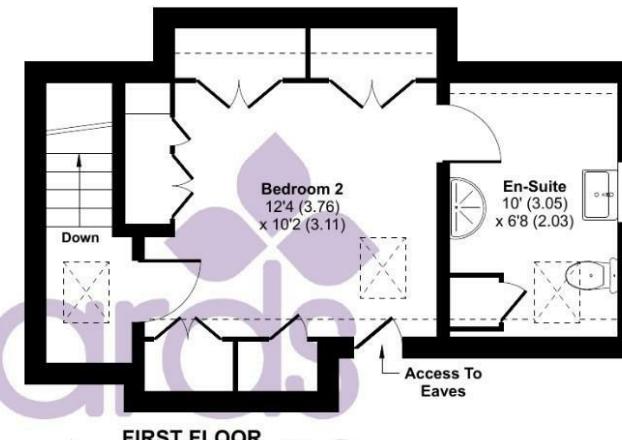


Lawrence Road, Southsea, PO5

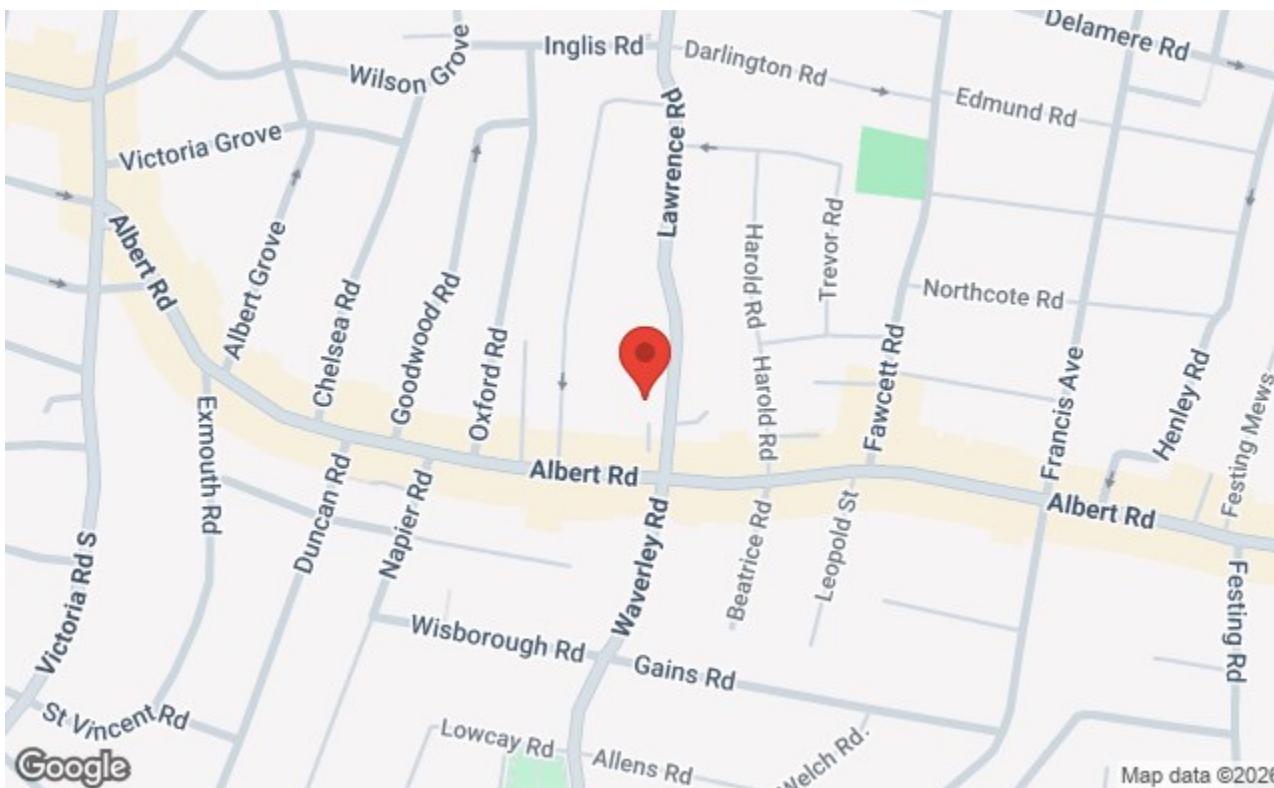
Approximate Area = 845 sq ft / 78.5 sq m

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). © nfcacom 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

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THE ESTATE AGENTS



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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 £180,000

** 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



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)

EN-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.

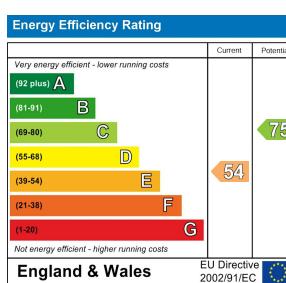
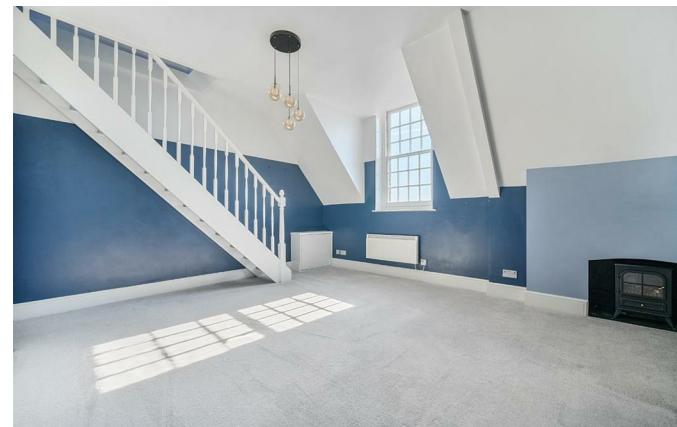
The property is being sold via a transparent online auction.

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.



Scan here to see all our properties for sale and rent



Call today to arrange a viewing
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