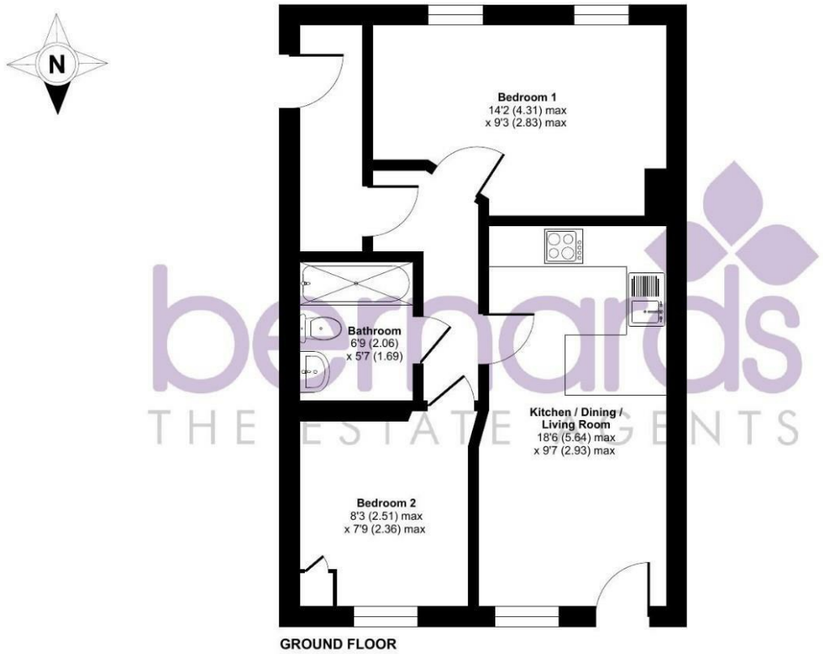
Cydney Terrace, Sandringham Road, Portsmouth, PO1

Approximate Area = 506 sq ft / 47 sq m

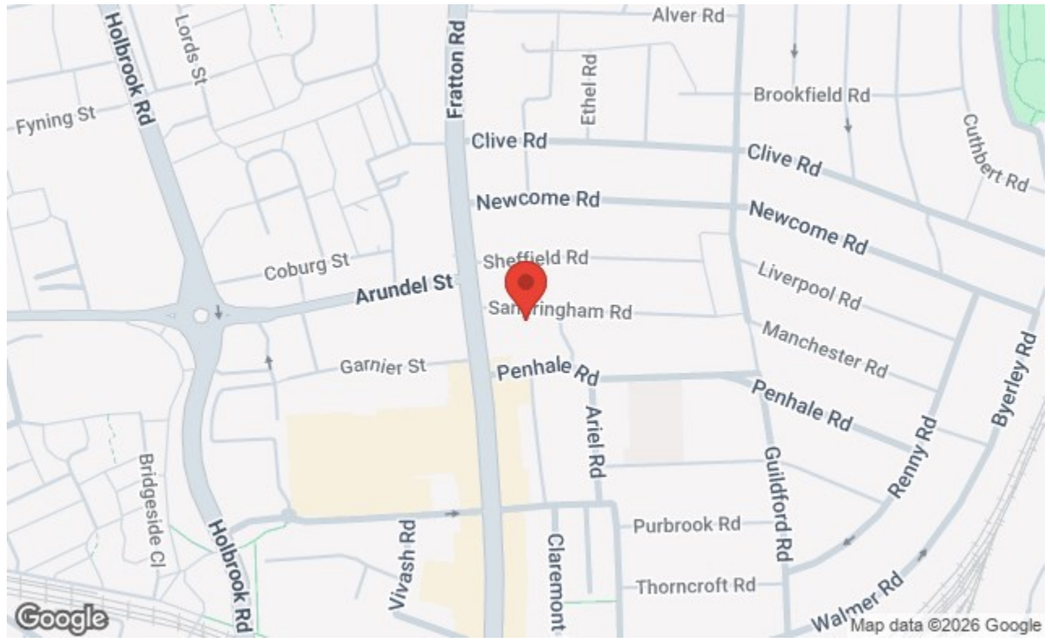
For identification only - Not to scale



GROUND FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1526716



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FOR SALE

Offers In Excess Of £150,000

Sandringham Road, Portsmouth PO1 5FD

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2 1 1

HIGHLIGHTS

- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- GATED PARKING
- ALLOCATED SPACE
- TWO BEDROOMS
- KITCHEN/LOUNGE/DINER
- THREE PIECE BATHROOM
- 120 YEAR LEASE
- EPC RATING C
- NEARBY TRAIN STATION

This well-presented two-bedroom ground floor flat is ideally positioned in Cydney Terrace, Sandringham Road, within a short walk of Portsmouth & Southsea Train Station. This purpose-built property offers modern and practical living, complete with its own private entrance and allocated parking.

Inside, the accommodation comprises a bright and spacious open-plan lounge and kitchen, creating a sociable and versatile space. The kitchen is well-equipped and seamlessly connects with the living area, making the most of the available space.

There are two well-proportioned bedrooms, offering plenty of flexibility for a couple, first-time buyer or those looking for a home office or guest room. A modern three-piece bathroom completes the accommodation.

A particularly attractive feature is the gated private parking, with one allocated parking space, providing added convenience and security. The property is also offered with a generous 120-year lease, making it an appealing option for both owner-occupiers and investors.

With its private entrance, allocated parking, well-planned accommodation and modern open-plan living space, this is a fantastic opportunity for anyone looking for a low-maintenance home in a convenient location.

Call today to arrange a viewing
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PROPERTY INFORMATION

KITCHEN/DINING/LIVING
18'6" x 9'7" (5.64 x 2.93)

BEDROOM ONE
14'1" x 9'3" (4.31 x 2.83)

BEDROOM TWO
8'2" x 7'8" (2.51 x 2.36)

BATHROOM
6'9" x 5'6" (2.06 x 1.69)

LEASEHOLD INFORMATION
Lease Length: 120 YEARS
Service Charge: £1,200 PA

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

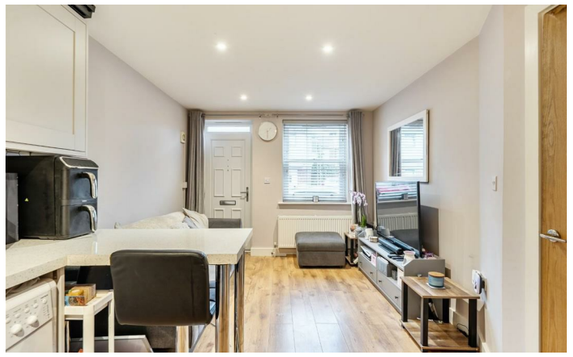
BAND : B £1,696.27

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
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 conveyance 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.

ANTI-MONEY LAUNDERING
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









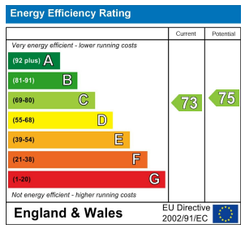












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