

£225,000

Victoria Road South, Southsea PO5
2BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPLIT LEVEL MAISONETTE
- ❖ TWO BEDROOMS
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ COMMUNAL GARDENS
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ CLOSE TO SHOPS
- ❖ LONG LEASE
- ❖ FITTED KITCHEN
- CALL TO VIEW

***TWO BEDROOM MAISONETTE WITH
GARAGE IN CENTRAL SOUTHSEA LOCATION

We are delighted to welcome to the sales market, this very well presented two bedroom ground floor maisonette, with a garage. Situated in Central Southsea, within walking distance of Marmion Road, Palmerston Road and Clarendon Road.

Entry to the property is via the private front door in the communal front courtyard, which also houses the property's garage, shed and access to the shared rear garden.

Upon entry, you are greeted by a modern

kitchen, which is finished to a very good standard. Moving through, the ground floor is completed by a nice size lounge/diner, which enjoys views over the shared courtyard.

Moving upstairs, the property is completed by the two bedrooms and tiled bathroom suite.

With its central location, garage and level of finish, we strongly recommend booking an internal viewing to fully appreciate what's on offer.

Please Note: Property is unable to be bought on a Buy To Let basis.

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





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PROPERTY INFORMATION

KITCHEN

10' x 8'3" (3.05m x 2.51m)

LOUNGE/ DINER

21'9" x 10" (6.63m x 3.05m)

BEDROOM 1

10' x 10'8" (3.05m x 3.25m)

BEDROOM 2

10'0" x 7'0" (3.05m x 2.13m)

SHOWER ROOM

7'8" x 7'0" (2.34m x 2.13m)

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 A

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 : 946 YEARS
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

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!



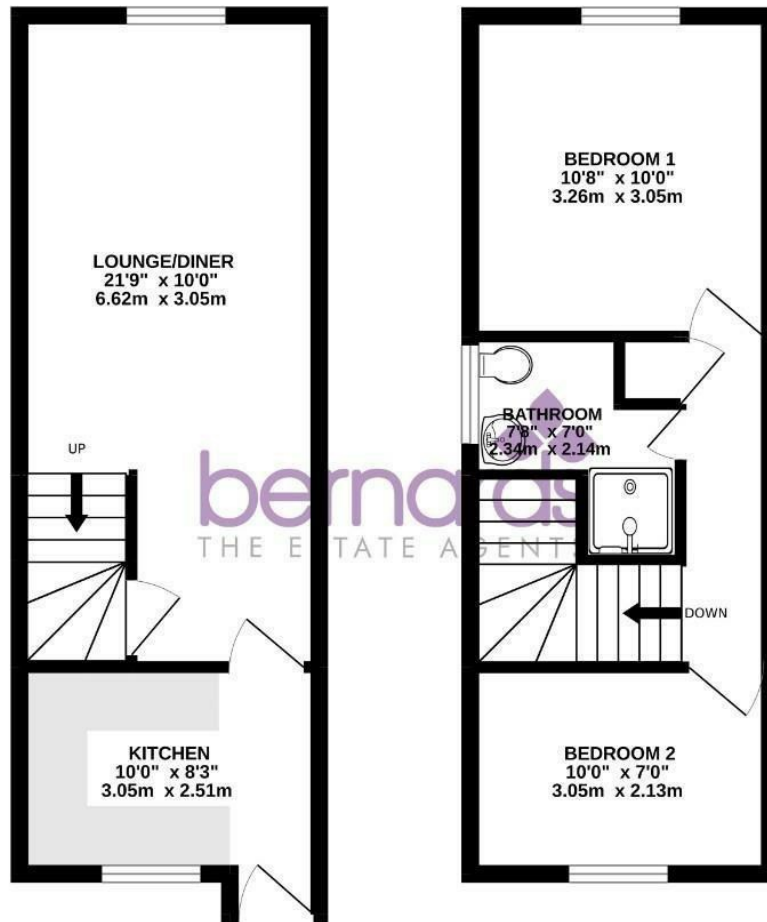
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Scan here to see all our properties for sale and rent



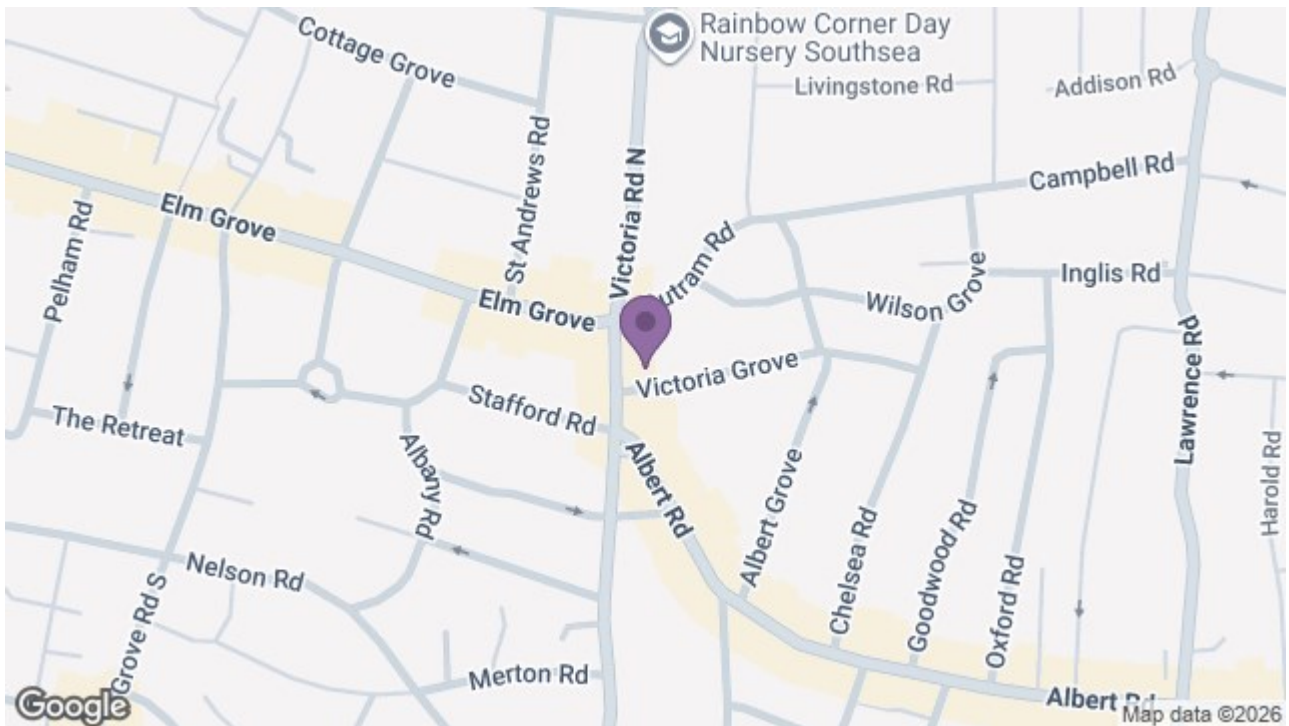
GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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