

£70,000

Victoria Road North, Southsea PO5  
1PU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ RETIREMENT APARTMENT
- ❖ POTENTIAL TO MODERNISE
- ❖ GROUND FLOOR
- ❖ NO FORWARD CHAIN
- ❖ COMMUNAL FACILITIES
- ❖ RESIDENTS PARKING
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CENTRAL SOUTHSEA
- ❖ CALL TO VIEW

### \*\*ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN SOUTHSEA\*\*

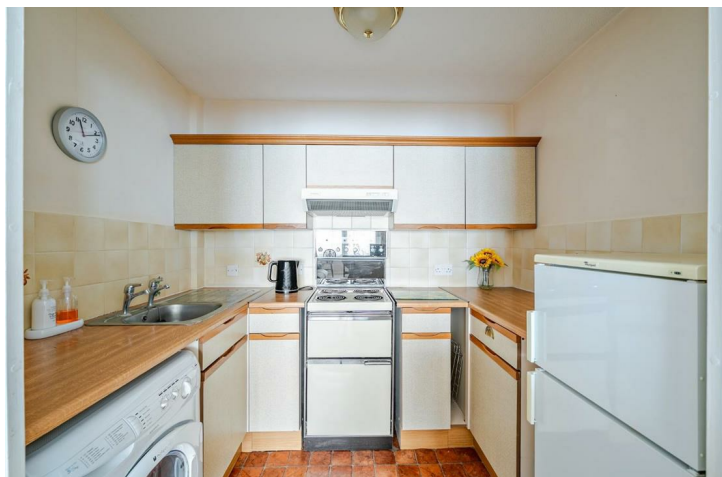
Welcome to Eastfields and this one bedroom ground floor retirement property located in the heart of Southsea. The property comprises of a large living room with separate kitchen, a good size double bedroom with built in storage and a three piece

bathroom with shower over bath. There is plenty of storage within the property with an additional two cupboards in the hall area.

The apartment also benefits from communal garden spaces for residents as well as communal parking to the front of the development. There is an opportunity to modernise the apartment and any new buyer can really make their mark.

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





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# PROPERTY INFORMATION

## 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

### Leasehold Information

Lease Length: 88 years Ground Rent: £150pa Service Charge: £2847.60pa

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.

## Living Room

16'11" x 10'4" (5.18 x 3.17)

## Kitchen

8'2" x 5'11" (2.50 x 1.81)

## Bedroom

12'7" x 9'9" (3.85 x 2.99)

## Bathroom

6'10" x 6'1" (2.10 x 1.86)



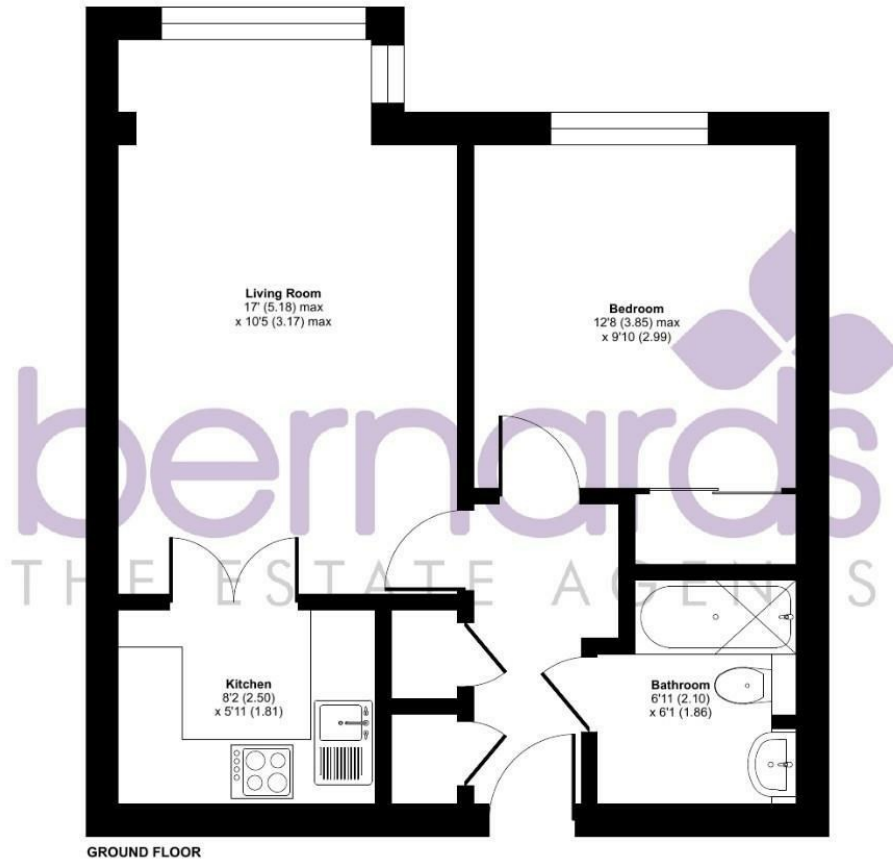
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	76
England & Wales		EU Directive 2002/91/EC	



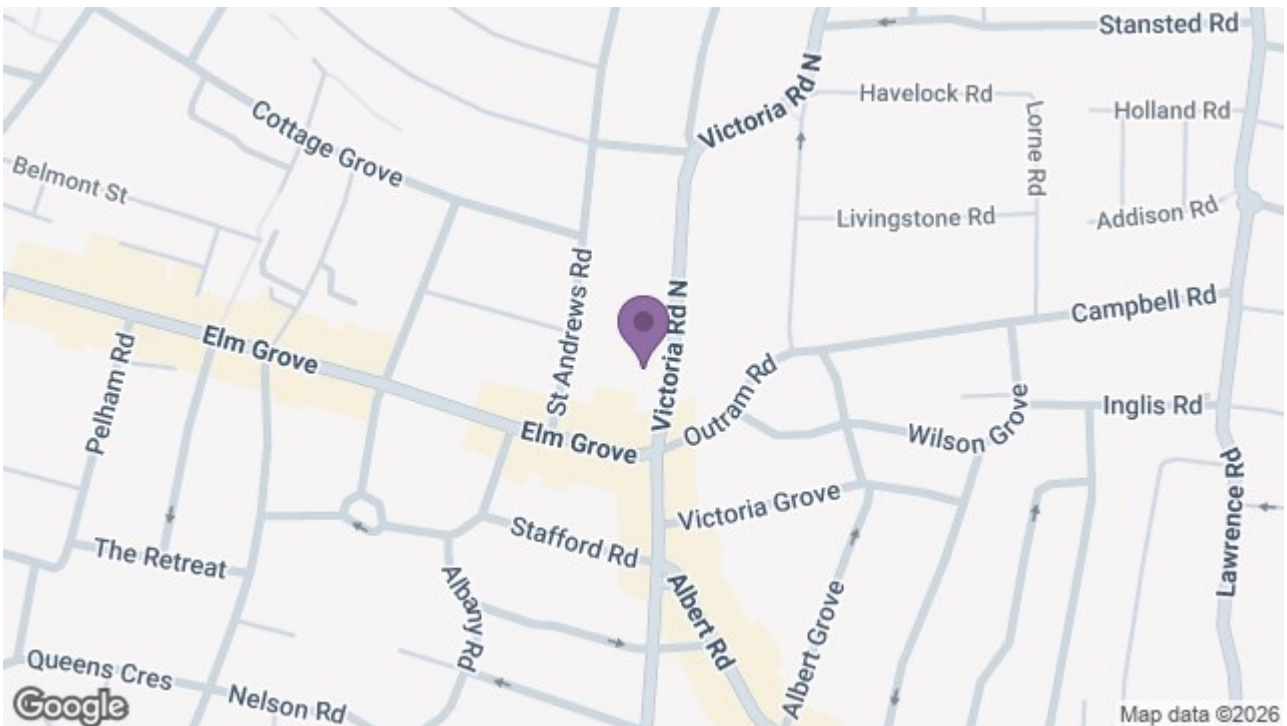
# Victoria Road North, Southsea, PO5

Approximate Area = 445 sq ft / 41.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397501



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