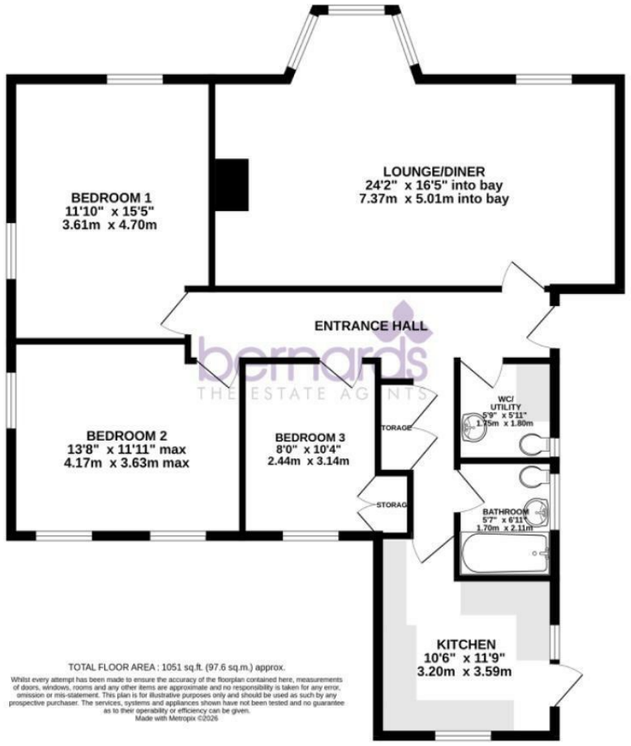
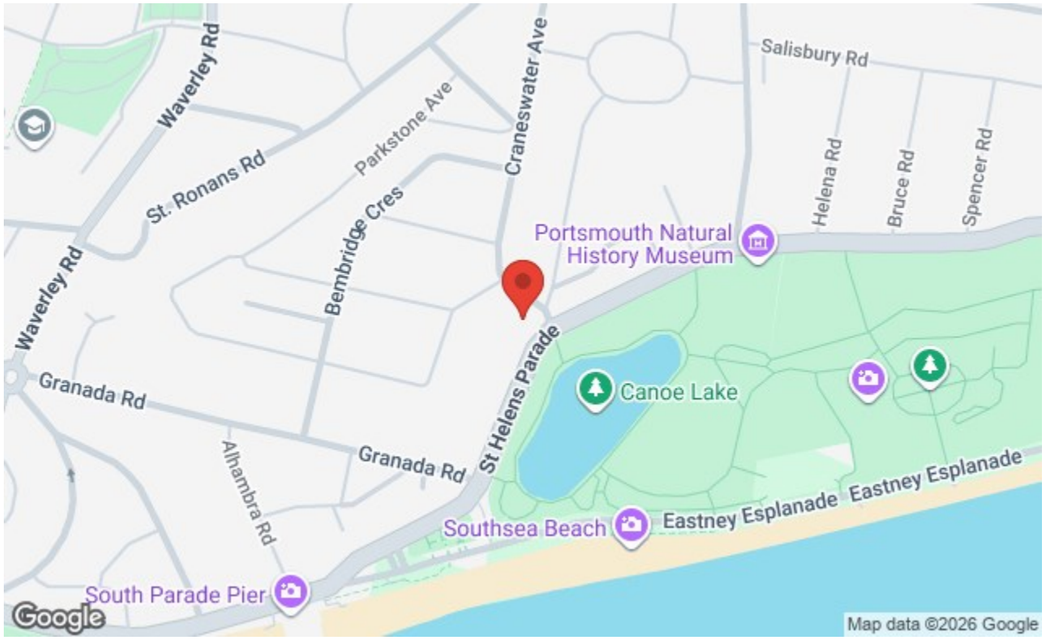
GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.





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

FOR SALE

£425,000

St. Helens Parade, Southsea PO4 0QL

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- THREE BEDROOM
- GROUND FLOOR APARTMENT
- CHAIN FREE
- GARAGE
- GREAT SIZE APARTMENT
- SEPARATE W/C
- SOUGHT AFTER LOCATION
- SHORT WALK TO SEAFRONT
- STONES THROW FROM CANOE LAKE
- CALL TO VIEW

Welcome to St. Helens Parade, Southsea, this beautiful three-bedroom ground floor apartment is offered chain free for a smooth transition. The apartment also benefits from a garage a rare find for such a central location.

The property boasts a spacious open plan living and dining room, where you can enjoy stunning views across the picturesque Canoe Lake. The separate kitchen is well-appointed and has access to well kept communal grounds. The apartment features two sizeable double bedrooms, alongside a good-sized single bedroom that can serve as a guest room or a home office. The newly fitted bathroom adds a touch of modern elegance, complemented by an additional WC/ utility room for convenience.

The location is truly fantastic, just a short stroll from the beautiful Canoe Lake and Seafront, allowing for leisurely walks and outdoor activities. Furthermore, excellent bus links provide easy access across Southsea, making this property ideal for those who appreciate both comfort and connectivity.

This apartment is perfect for families, professionals, or anyone seeking a charming home in a prime location. Don't miss the opportunity to make this delightful property your own.

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

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 D

LEASEHOLD INFORMATION
Management Company : Lease Length : Ground Rent : Service Charge :
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
Freehold / Leasehold - delete as applicable

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.

LOUNGE/ DINER
24'2" x 16'5" (7.37 x 5.01)

KITCHEN
10'5" x 11'9" (3.20 x 3.59)

BEDROOM ONE
11'10" x 15'5" (3.61 x 4.70)

BEDROOM TWO
13'8" x 11'10" (4.17 x 3.63)

BEDROOM THREE
8'0" x 10'3" (2.44 x 3.14)

BATHROOM
5'6" x 6'11" (1.70 x 2.11)

UTILITY/ W/C
5'8" x 5'10" (1.75 x 1.80)

GARAGE





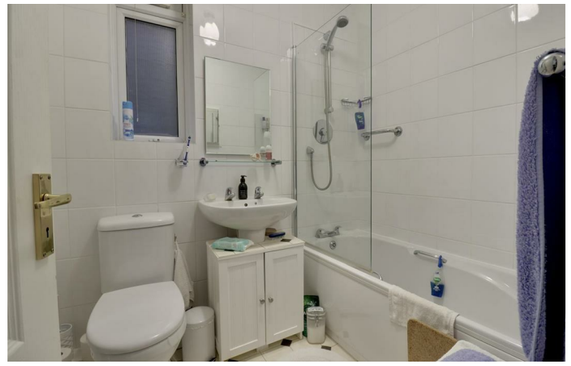




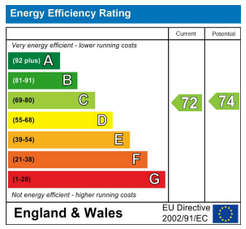












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