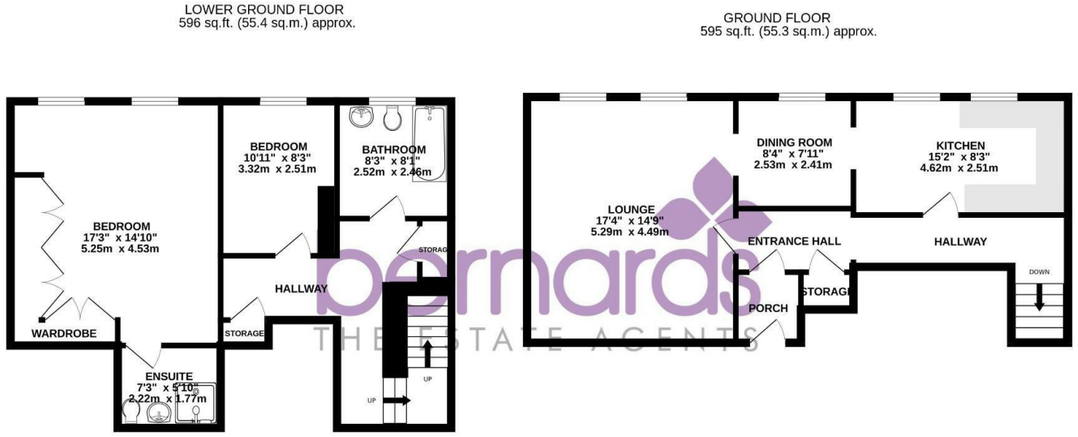

TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

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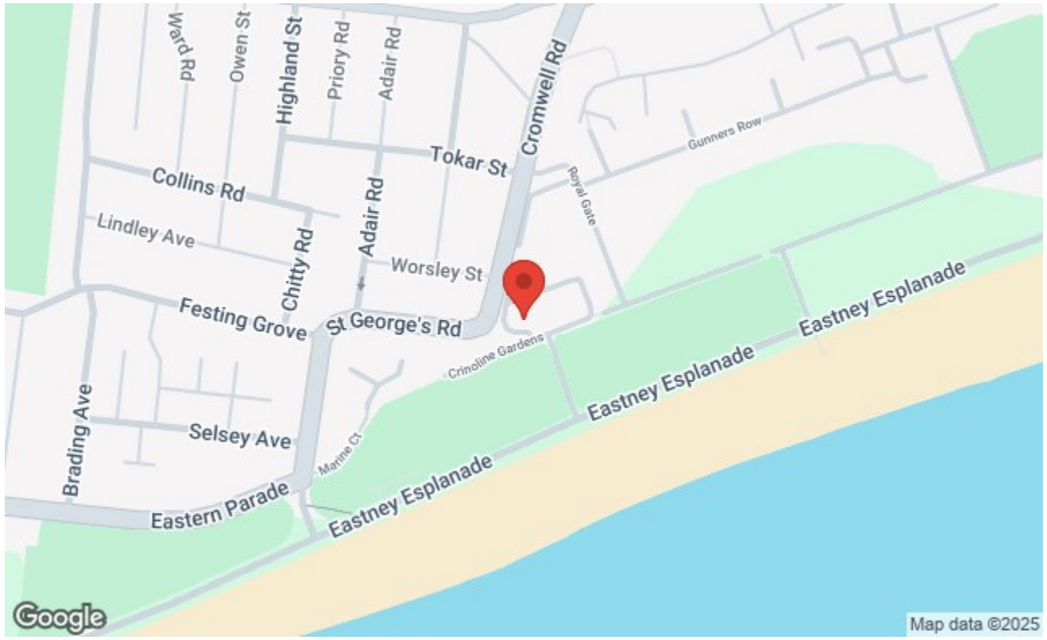

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£500,000

Clocktower Drive, Southsea PO4 9YA

bernards THE ESTATE AGENTS

2 2 2

HIGHLIGHTS

- STUNNING SPLIT LEVEL APARTMENT
- GRADE II LISTED BUILDING
- GARAGE AND PARKING
- SEAFRONT LOCATION
- TWO BEDROOMS
- TWO BATHROOMS
- IMPRESSIVE LIVING ROOM
- RARELY AVAILABLE
- HIGHLY DESIRED COMPLEX
- CALL TO VIEW

** RARELY AVAILABLE GRADE II LISTED SEAFRONT APARTMENT A STONES THROW FROM THE SEA **

We are delighted to bring to market this exceptional 2 bedroom split level apartment just moments from Southsea seafront. Sitting within the former Royal Marine Barracks, Teapot Row offers that enviable blend of character, historical importance and a location that is almost incomparable.

The home itself offers accommodation over two floors. An impressive lounge complete with large sash windows offers a bright and vibrant reception area which spills into a dining room. Inter-connecting doors into the kitchen give you the option of a fully open plan arrangement or something a little more formal.

On the lower floor you will find two bedrooms with the master bedroom offering an abundance of built in wardrobe space and an en-suite to compliment the family bathroom.

Outside the property comes with a garage and two allocated parking spaces, conveniently located near the entrance for this building in Teapot Row. With access to the communal gardens and the private Fort with gated gardens,, this is a home that must be viewed to be fully appreciated.

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

PROPERTY INFORMATION

LOWER GROUND FLOOR

BEDROOM 1
17'3" x 14'10" (5.26m" x 4.52m")

EN-SUITE SHOWER ROOM
7'3" x 5'10" (2.21m" x 1.78m")

BEDROOM 2
10'11" x 8'3" (3.33m" x 2.51m")

BATHROOM
8'3" x 8'1" (2.51m" x 2.46m")

GROUND FLOOR

LOUNGE
17'4" x 14'9" (5.28m" x 4.50m")

DINING ROOM
8'4" x 7'11" (2.54m" x 2.41m")

KITCHEN
15'2" x 8'3" (4.62m" x 2.51m")

ALLOCATED PARKING

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 F

LEASEHOLD INFORMATION
Management Company : Lease Length : 971 years Ground Rent : n/a Service Charge : circa £4,770 per annum
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.

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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.

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