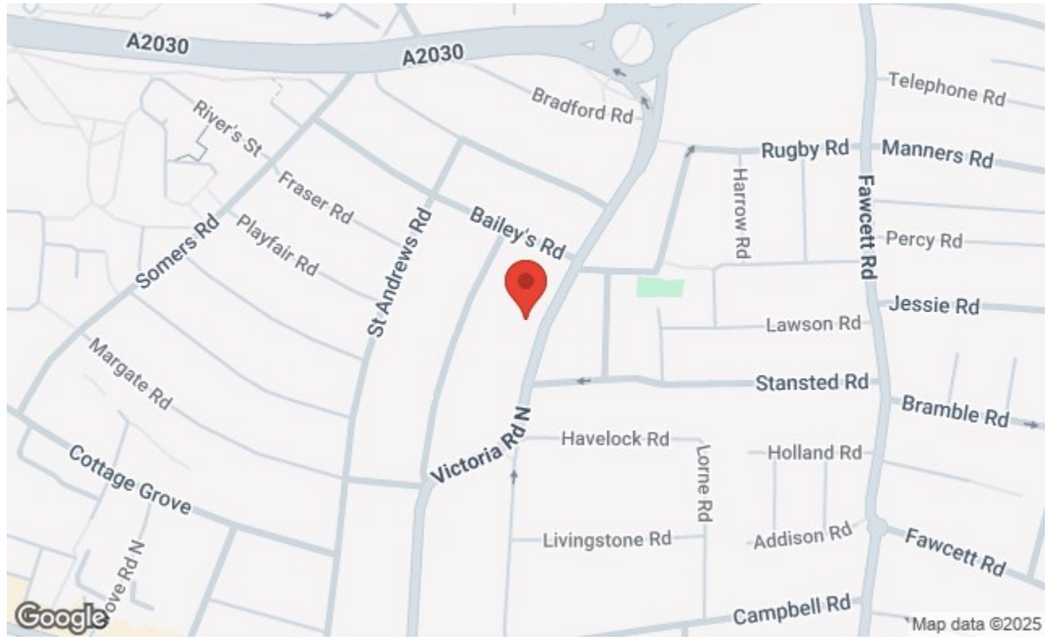
## Victoria Road North, Southsea, PO5

Approximate Area = 1119 sq ft / 103.9 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1289864




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

FOR SALE

£250,000

Victoria Road North, Southsea PO5 1PP

bernards THE ESTATE AGENTS

2 1 2

## HIGHLIGHTS

- LARGE APARTMENT
- SPLIT LEVEL ACCOMODATION
- 2 BEDROOMS
- IMPRESSIVE LOUNGE
- RE-FITTED KITCHEN DINER
- ALLOCATED PARKING
- NO ONWARD CHAIN
- CLOSE TO STATION
- IDEAL FTB OR BTL
- CALL TO VIEW

** LARGE SPLIT LEVEL APARTMENT IN CENTRAL LOCATION WITH ALLOCATED PARKING **

We are thrilled to offer for sale this larger than normal split level apartment situated in Victoria Road North. Much bigger than you'd expect, this home offers space in abundance whilst being in a super convenient location. The property also comes with an allocated parking space which is hugely beneficial

The accommodation comprises a large lounge as you enter the property, so much larger than some you will find in older style houses let alone flats. As you make your way to the lower floor, Bedroom 1 is a similar size to the lounge and the refitted kitchen diner offers a great sociable space to enjoy. A well presented shower room only adds to the appeal.

The location is very popular and offers great access to central areas, including the station. This is ideal for a FIRST TIME BUYER or INVESTOR looking to secure a great property that offers much more than first meets the eye.

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

# PROPERTY INFORMATION

## GROUND FLOOR

### LIVING ROOM
18'9" x 14'11" max (5.72m" x 4.55m" max )

## LOWER GROUND FLOOR

### BEDROOM 1
18'5" x 14'10" (5.61m" x 4.52m")

### BEDROOM 2
9'9" x 8'4" (2.97m" x 2.54m")

### SHOWER ROOM

### KITCHEN / DINING ROOM
18'10" x 13'10" (5.74m" x 4.22m")

### 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 B
BAND B

### LEASEHOLD INFORMATION
Management Company : Lease Length : 88 YEARS Ground Rent : N/A Service Charge : CIRCA £1500 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.

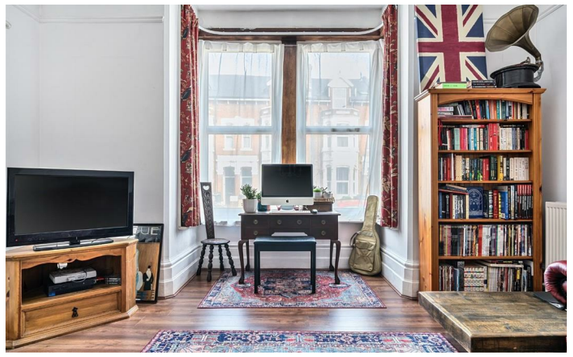
### OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

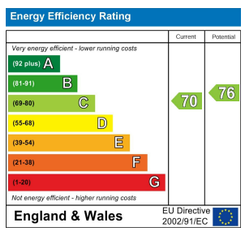
### REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### 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.

### 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!






Scan here to see all our properties for sale and rent

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