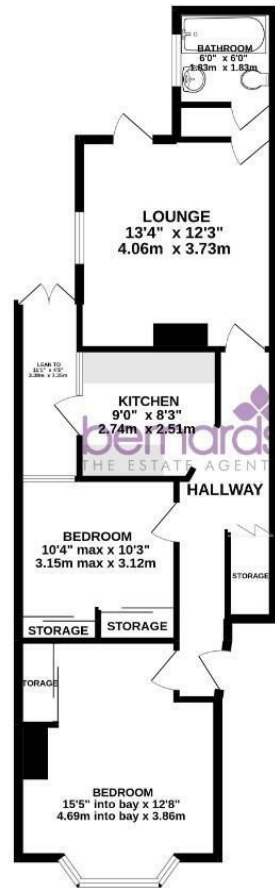


GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 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

Guide Price £210,000

6 Bath Road, Southsea PO4 0HT

bernards
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ GROUND FLOOR FLAT
- ❖ PRIVATE GARDEN
- ❖ SPACIOUS LOUNGE
- ❖ SEPARATE KITCHEN
- ❖ SHARE OF FREEHOLD
- ❖ AMPLE STORAGE
- ❖ FRONT FORECOURT
- ❖ GREAT LOCATION
- ❖ A MUST VIEW

*****TWO BEDROOM GARDEN FLAT IN SOUTHSEA*****

We are pleased to present this two bedroom ground floor flat situated on Bath Road, Southsea located close to local amenities of Albert Road.

The property comprises of two double bedrooms, spacious lounge, fitted bathroom and kitchen. The lounge is of a good size, has a door into the garden. In addition, the property also includes a lean-to, accessed through the

kitchen. The home also comes with a share of freehold.

Completing the property is the private rear garden

Get in touch for more information or to book a viewing!

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
12'3" x 13'4" (3.73m x 4.06m)

KITCHEN
9' x 8'3" (2.74m x 2.51m)

LEAN-TO
4'5" x 11'1" (1.35m x 3.38m)

BEDROOM ONE
12'8" x 15'5" into bay (3.86m x 4.70m into bay)

BEDROOM TWO
10'3" x 10'4" (3.12m x 3.15m)

BATHROOM
6' x 6' (1.83m x 1.83m)

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 A

OFFER CHECK PROCEDURE

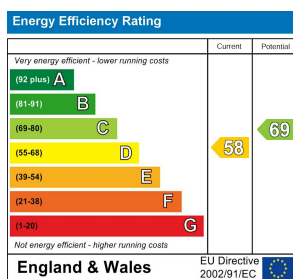
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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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