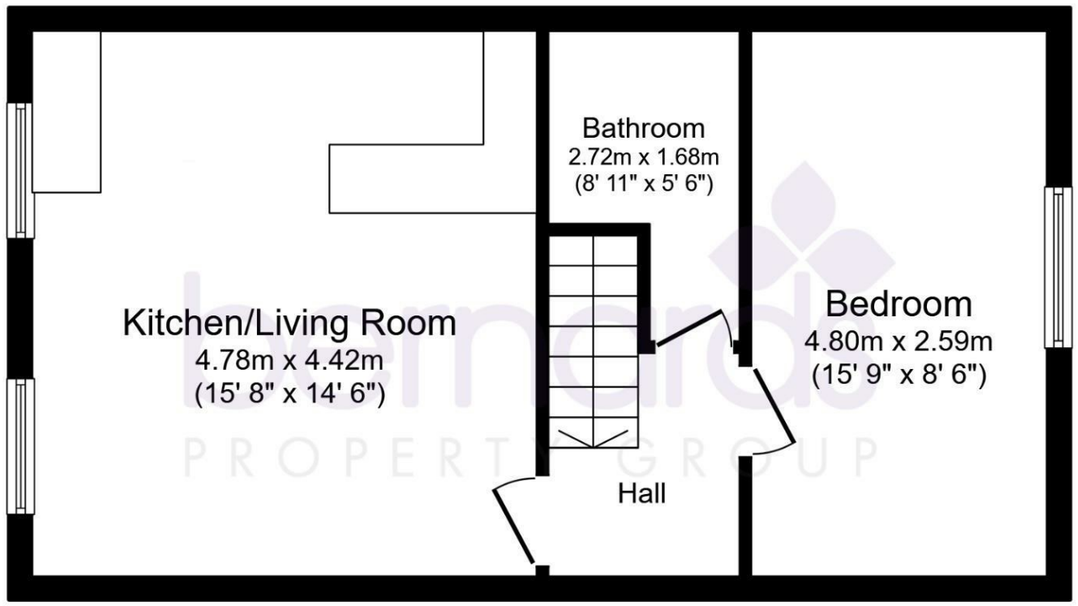
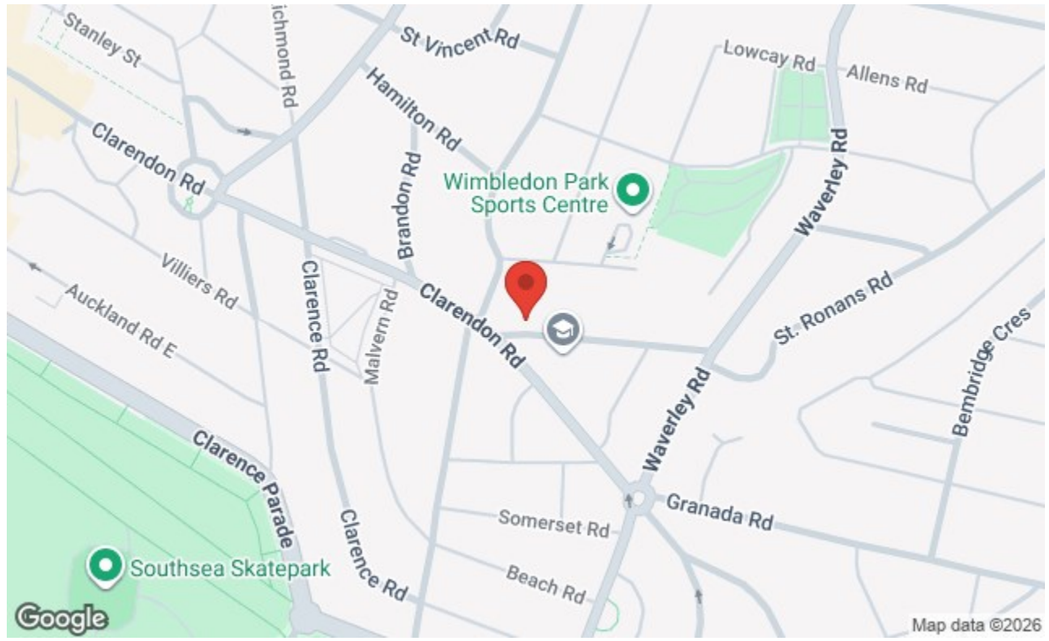


First Floor

Total floor area: 42.4 sq.m. (457 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Guide Price £100,000

St Simons Road, Southsea PO5 2PE

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- NO ONWARD CHAIN
- VACANT POSSESSION
- ONE-BEDROOM TOP-FLOOR FLAT WITH SHARE OF THE FREEHOLD
- FRESHLY PAINTED THROUGHOUT
- BRAND-NEW CARPETS
- PERFECT FIRST-TIME BUYER OR INVESTMENT OPPORTUNITY
- EXCELLENT AIRBNB / SHORT-TERM LET POTENTIAL
- SOUTHSEA SEAFRONT WITHIN EASY WALKING DISTANCE
- MOMENTS FROM PALMERSTON ROAD SHOPS & EATERIES
- IDEAL FIRST STEP ONTO THE PROPERTY LADDER

A FANTASTIC TOP-FLOOR ONE-BEDROOM FLAT WITH SHARE OF FREEHOLD – MOMENTS FROM SOUTHSEA SEAFRONT !

Bernards are delighted to offer to the market this one-bedroom top-floor flat, forming part of an attractive converted building comprising just four properties, perfectly positioned in the heart of Southsea.

Occupying the top floor, the property offers a simple layout and has recently been freshly painted throughout with brand-new carpets, creating a fresh feel ready for its next owner.

The main living space provides plenty of room for both lounge and dining furniture and incorporates the kitchen, creating a practical open-plan layout. There is also a generous separate bedroom, with the accommodation completed by a three-piece bathroom with shower over the bath.

One of the biggest advantages is the property's share of freehold. All four flats collectively own the freehold of the building, meaning there are no service charges or ground rent to pay, with the only regular communal cost being the annual buildings insurance.

The location is a huge part of the appeal. Palmerston Road and its fantastic selection of shops, cafés, bars and eateries are just moments away, while Southsea seafront is also within easy walking distance. It's a brilliant position for anyone wanting to enjoy the Southsea lifestyle with so much right on the doorstep.

With its low ongoing communal costs, fresh presentation and central location, the property could make an excellent first step onto the property ladder or a fantastic addition to an existing investment portfolio.

It may also appeal to buyers considering short-term or Airbnb-style letting, subject to the necessary permissions, mortgage conditions and local regulations.

Offering a fantastic combination of location, share of freehold, fresh presentation and low ongoing costs, an internal viewing is highly recommended.

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

PROPERTY INFORMATION

LIVING ROOM - KITCHEN
15'8 x 14'6 (4.78m x 4.42m)

BEDROOM
15'8 x 8'6 (4.78m x 2.59m)

BATHROOM
8'6 x 5'6 (2.59m x 1.68m)

COUNCIL TAX BAND
Band A

TENURE
Leasehold with Share of Freehold

LEASEHOLD INFORMATION
Management Company : Lease Length : 999 years from 2013 Ground Rent : N/A Service Charge : N/A
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.

ANTI-MONEY LAUNDERING
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 !

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

SOLICITORS
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.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.







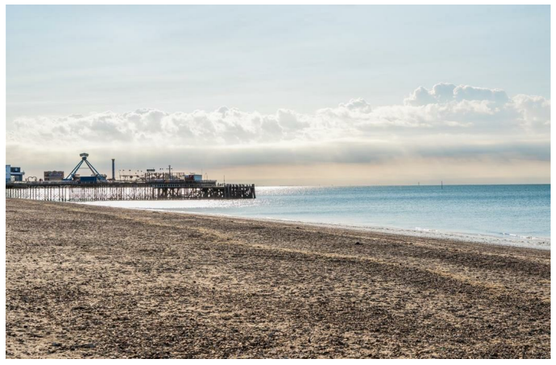


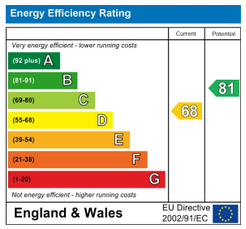












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