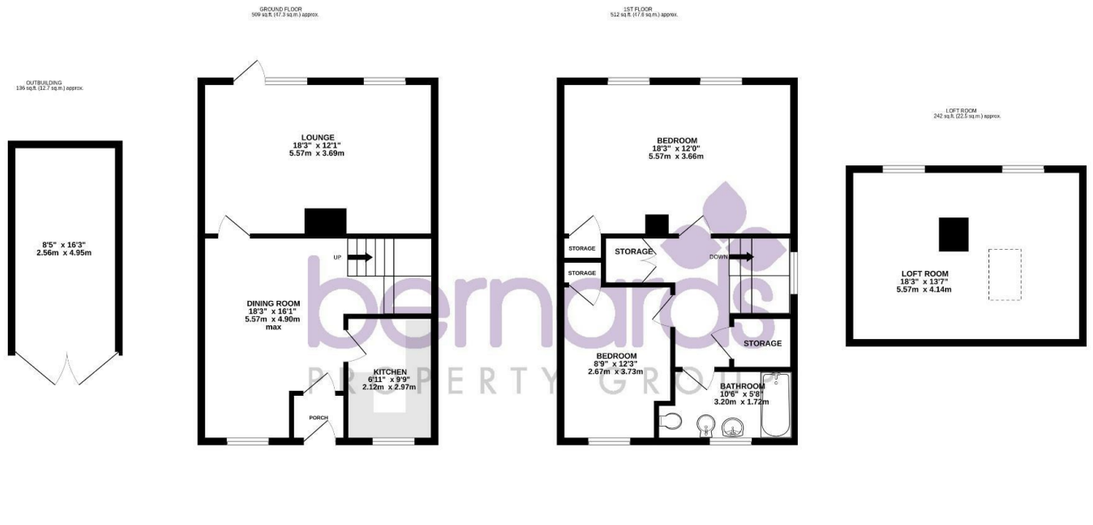

TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

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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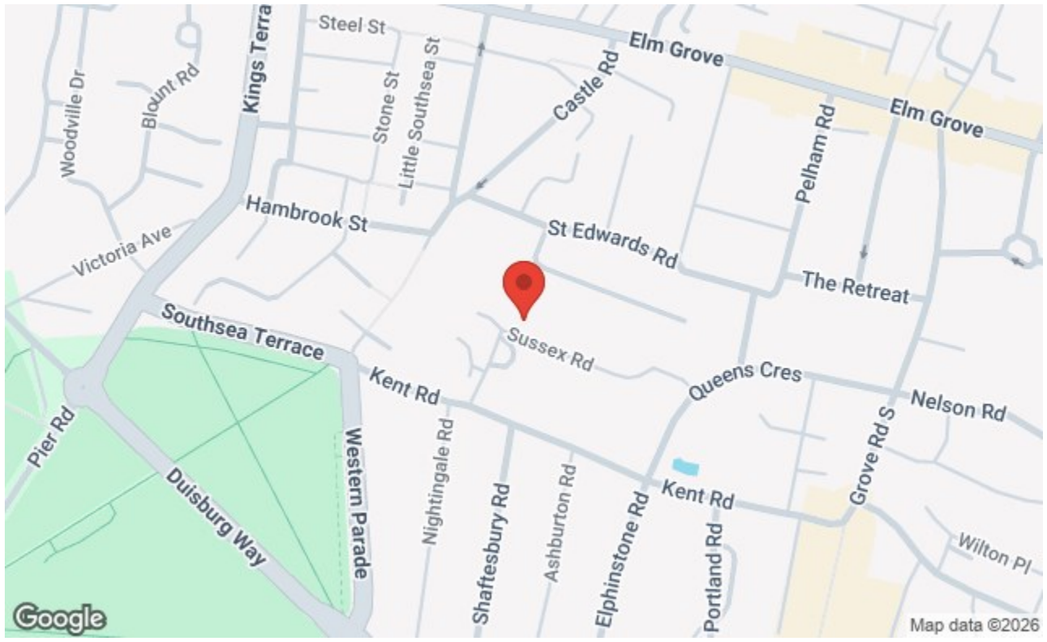


8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

Guide Price £400,000

Sussex Place, Southsea PO5 3EZ

bernards THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- CHARACTER COTTAGE
- 2 BEDROOMS
- ADDITIONAL LOFT ROOM
- FIRST FLOOR BATHROOM
- LOCK UP STORAGE
- RESIDENTS PERMIT ON ROAD PARKING
- NO ONWARD CHAIN
- CENTRAL LOCATION
- WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

** DELIGHTFUL COTTAGE TUCKED AWAY IN PRIME CENTRAL SOUTHSEA LOCATION **

We are absolutely delighted to bring to market this attractive home situated in Sussex Place. Sitting in an enviable position, the property is offered CHAIN FREE.

As you step inside the property you are greeted by a large dining room which allows access to the well appointed kitchen and stairs to the first floor. The lounge runs the width of the property and oversees the low maintenance rear garden.

On the first floor you will find 2 bedrooms with the master bedroom being particularly generous in size. There is a further loft room accessed via a drop down ladder giving further space to use as you see fit.

The location is absolutely fantastic with it being so central to all Southsea has to offer. You are moments from the local shops cafes and bars whilst the seafront is a short distance via Palmerston Road. There is also permit parking in the area for ease. A unique opportunity that must be viewed at the earliest chance

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

PROPERTY INFORMATION

GROUND FLOOR

DINING ROOM
18'3" x 16'1" max (5.56m" x 4.90m" max)

KITCHEN
9'9" x 6'11" (2.97m" x 2.11m")

LOUNGE
18'3" x 12'1" (5.56m" x 3.68m")

FIRST FLOOR

BEDROOM 1
18'3" x 12'0" (5.56m" x 3.66m")

BEDROOM 2
12'3" x 8'9" (3.73m" x 2.67m")

BATHROOM
10'6" x 5'8" (3.20m" x 1.73m")

LOFT ROOM
18'3" x 13'7" (5.56m" x 4.14m")

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 E
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

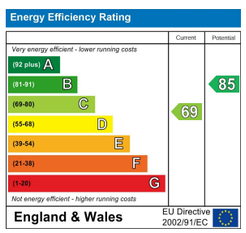
PROPERTY TENURE
Freehold

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!



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