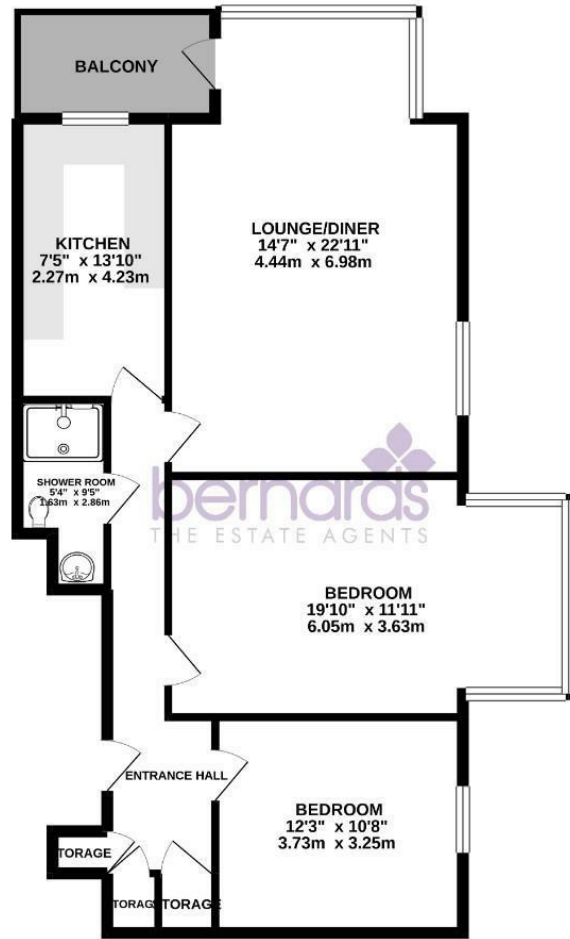
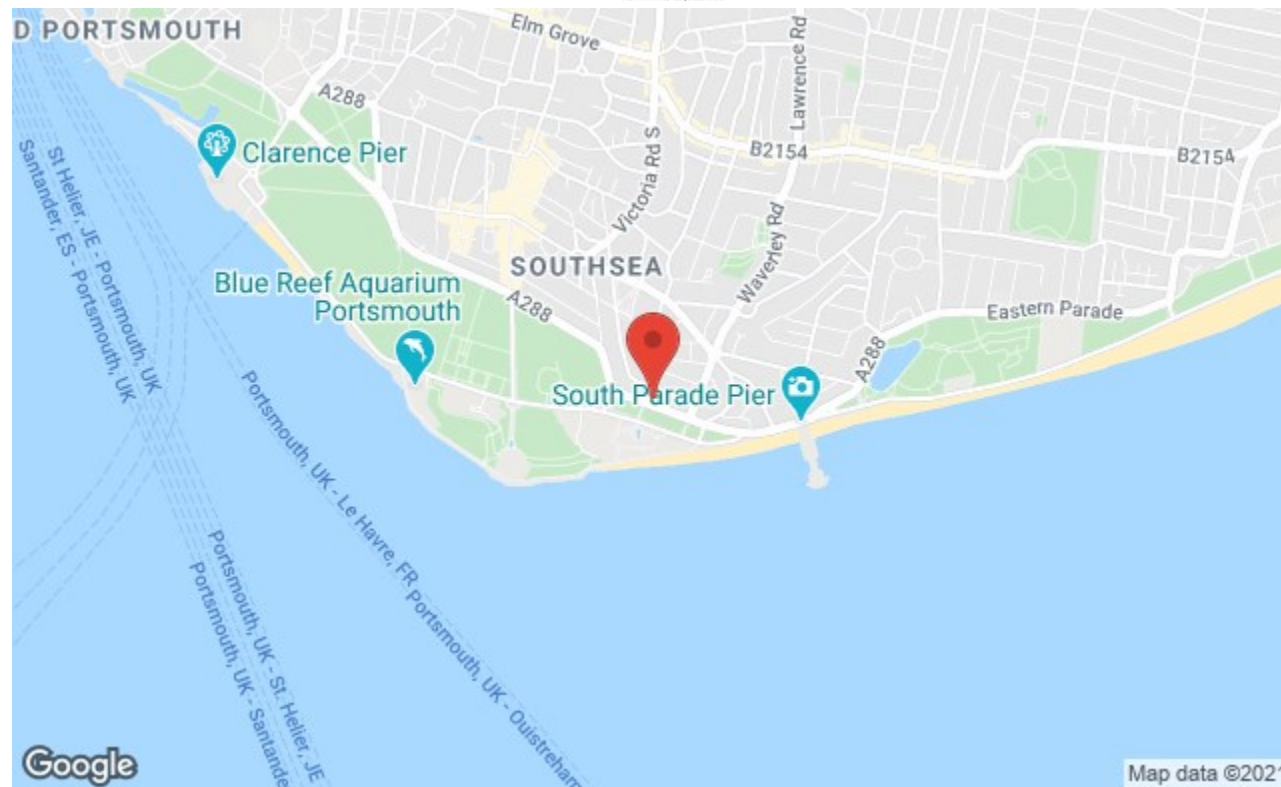


3RD FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA - 913 sq.ft. (84.8 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



£1,200 PCM

South Parade, Southsea PO5 2JG



## HIGHLIGHTS

- ❖ BEAUTIFUL SEA VIEWS
- ❖ LARGE APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SPACIOUS BALCONY
- ❖ LARGE LOUNGE
- ❖ FULLY FURNISHED
- ❖ AVAILABLE IMMEDIATELY
- ❖ 3RD FLOOR
- ❖ LIFT ACCESS
- ❖ A MUST VIEW

**\*\*\* FULLY FURNISHED APARTMENT WITH STUNNING SEA VIEWS\*\*\***

VIDEO TOUR AVAILABLE

Bernards Estate Agents are delighted to present to the market this two bedroom, 3rd floor apartment in the sought after location of South Parade, Southsea, which boasts beautiful sea views.

This apartment boasts a spacious lounge/dining area with a large

to bay window overlooking The Pier and impressive views of the Seafront. Both bedrooms allow spacious living with double beds and side units. The bathroom is a modern new suite, fitted with a high quality built in shower unit.

Offered fully furnished and available to let immediately, we strongly recommend booking an internal viewing

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE/DINER**  
22'11" x 14'7" (6.99m x 4.45m)

**KITCHEN**  
13'11" x 7'5" (4.24m x 2.26m)

**BEDROOM ONE**  
19'10" x 11'11" (6.05m x 3.63m)

**BEDROOM TWO**  
10'8" x 12'3" (3.25m x 3.73m)

**BATHROOM**  
9'5" x 5'4" (2.87m x 1.63m)

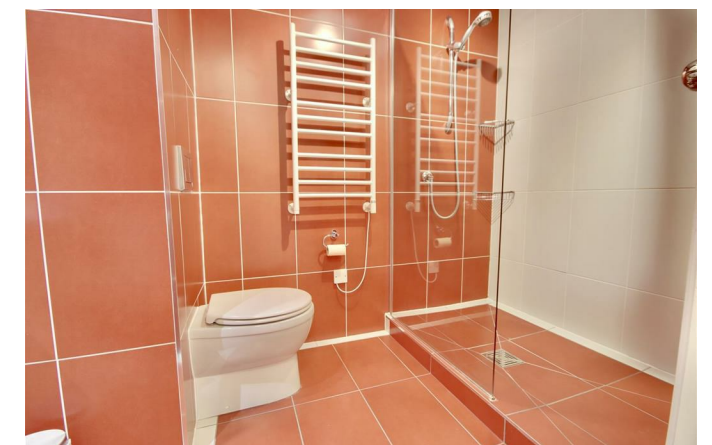
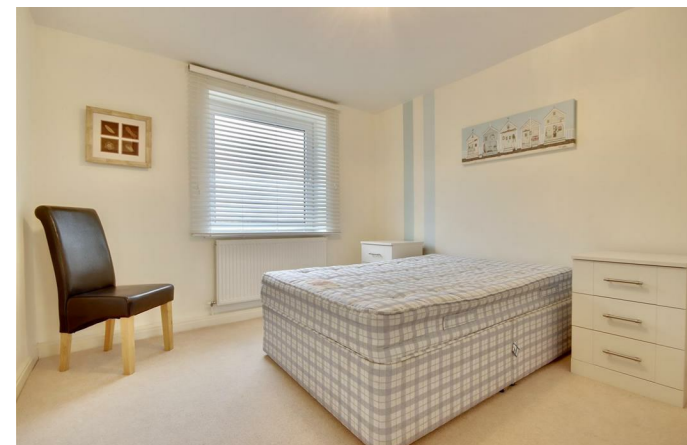
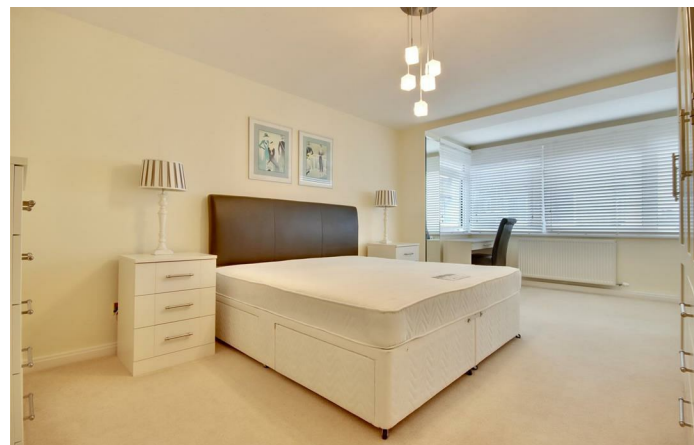
**COUNCIL TAX BAND C**

## 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.

## RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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