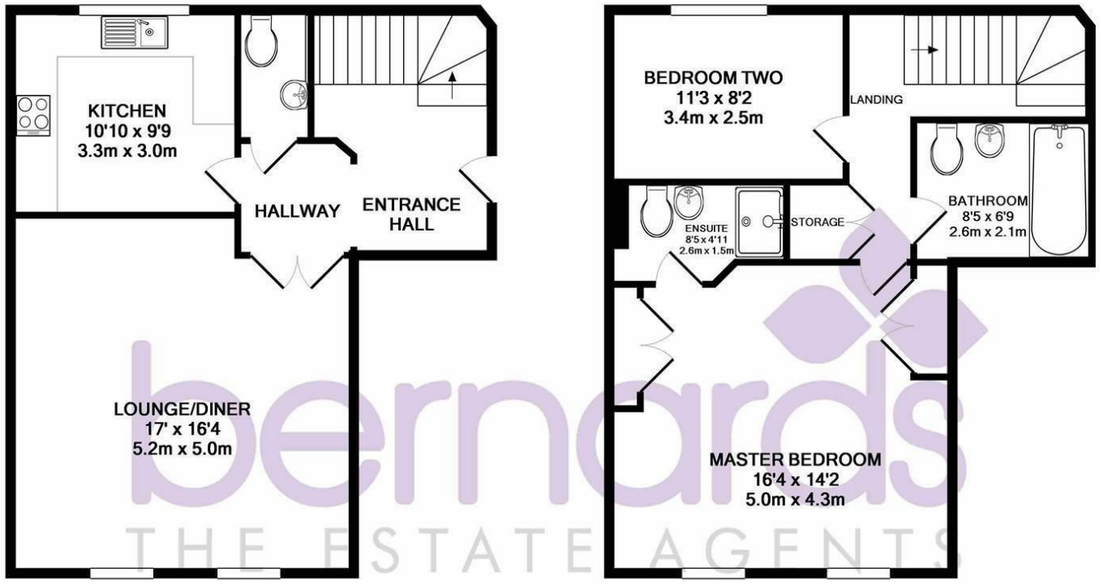


GROUND FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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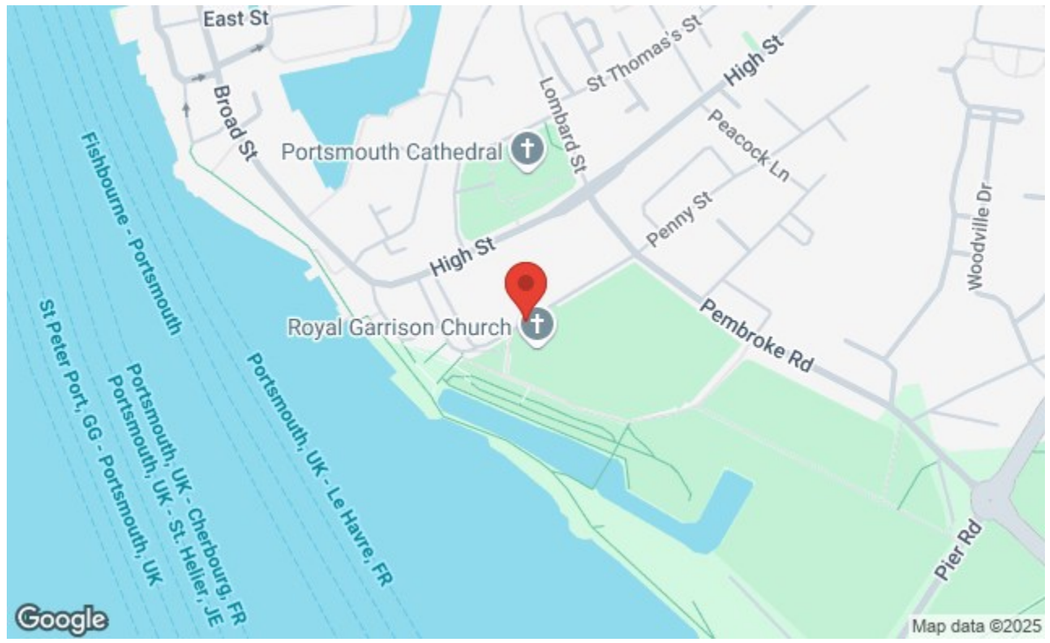



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

# Asking Price £375,000

Penny Street, Old Portsmouth PO1 2NL

bernards THE ESTATE AGENTS

2 2 1

## HIGHLIGHTS

- 2 BEDROOM APARTMENT
- DUPLEX LAYOUT
- EN-SUITE
- NO ONWARD CHAIN
- FURTHER WC
- GARAGE
- OLD PORTSMOUTH
- POPULAR LOCATION
- SECURITY ENTRANCE
- CALL TO VIEW

** DUPLEX APARTMENT IN HEART OF OLD PORTSMOUTH OFFERED CHAIN FREE **

Welcome to this charming duplex apartment located on Penny Street in the historic area of Old Portsmouth. This purpose-built flat boasts 2 bedrooms, perfect for a couple or those looking for a guest room or home office. With 2 bathrooms, including an en-suite, convenience and comfort are at the forefront of this property.

One of the standout features of this home is the parking provision with a garage, a rare find in this sought-after area. This provides not only secure parking but also extra storage space for belongings or outdoor equipment.

The layout of this duplex apartment offers a unique living experience, whilst the absence of a chain means a smoother and quicker process for potential buyers, making this property even more appealing.

Situated in the heart of Old Portsmouth, residents can enjoy the rich history and character of the area, with cobbled streets, historic buildings, and waterfront views just a stone's throw away. Whether you're looking to immerse yourself in the local culture or simply enjoy a leisurely stroll along the seafront, this location offers the best of both worlds.

Don't miss out on the opportunity to own a piece of Old Portsmouth in this well-appointed duplex apartment. Book a viewing today and envision the lifestyle that awaits you in this charming property.

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

# PROPERTY INFORMATION

**LOUNGE**
17'0" x 16'4" (5.18m" x 4.98m")

**KITCHEN**
10'10" x 9'9" (3.30m" x 2.97m")

**GROUND FLOOR WC**

**BEDROOM 1**
16'4" x 14'2" (4.98m" x 4.32m" )

**EN-SUITE**
8'5" x 4'11" (2.57m" x 1.50m")

**BEDROOM 2**
11'3" x 8'2" (3.43m" x 2.49m")

**BATHROOM**
8'5" x 6'9" (2.57m" x 2.06m")

**GARAGE**

**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**
Portsmouth City Council: BAND E

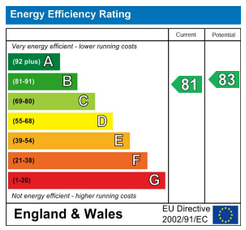
**OFFER CHECK PROCEDURE -**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

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