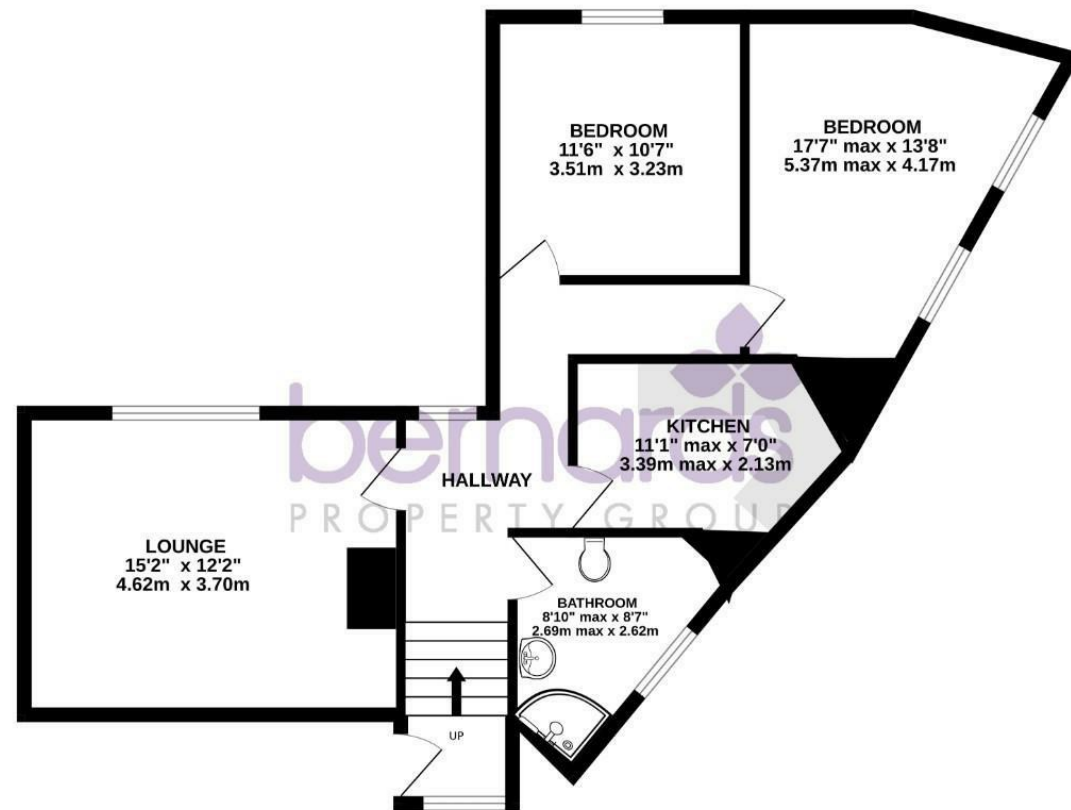
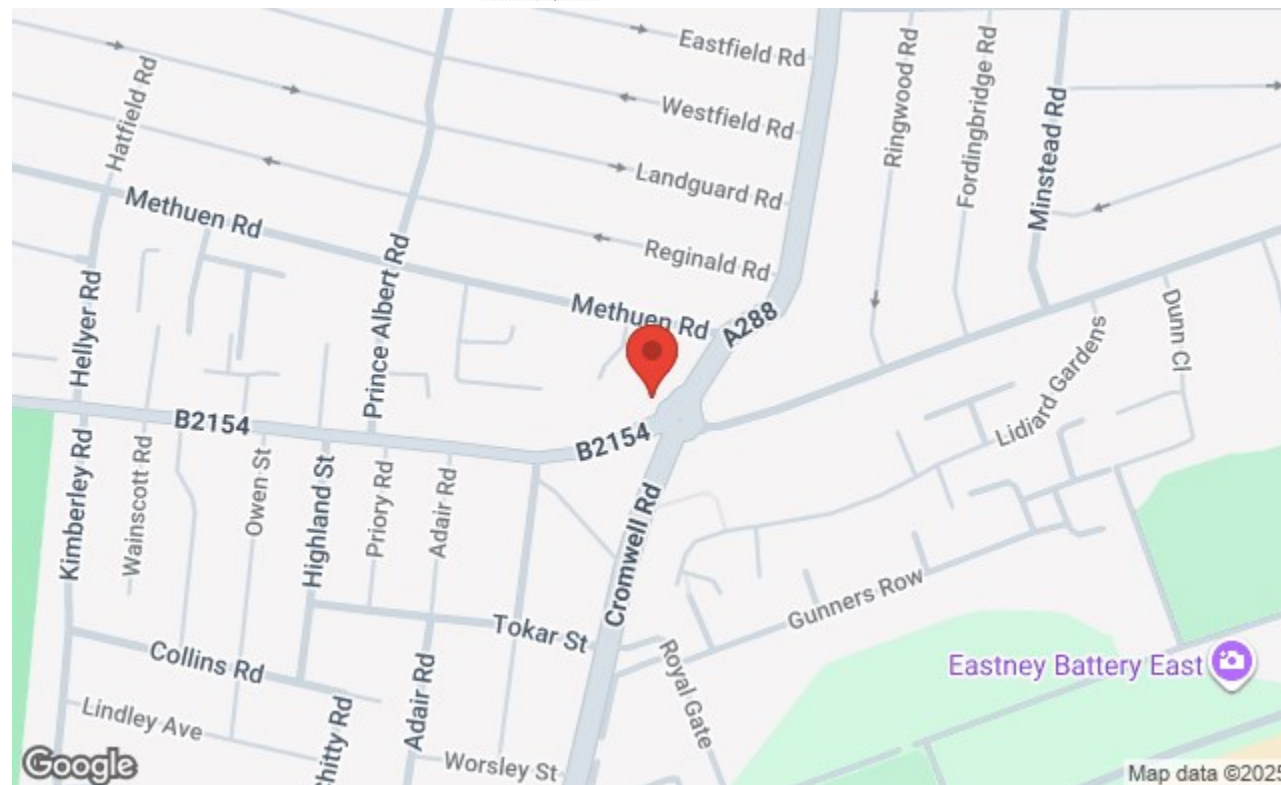


1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 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

£180,000

Highland Road, Southsea PO4 9HB

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ CHAIN FREE
- ❖ WELL PRESENTED
- ❖ CONVENIENT LOCATION
- ❖ SOUTH FACING WINDOWS
- ❖ IDEAL FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ FIRST FLOOR FLAT
- ❖ SECURE ENTRY SYSTEM

**** CHAIN FREE WITH ALLOCATED PARKING ****

We are delighted to bring to market this generously sized two bedroom apartment in Highland Road, bordering Eastney and Southsea. This apartment has plenty to offer and is an ideal first time buy or investment opportunity.

Being chain-free, this flat presents an excellent opportunity for a smooth and swift purchase, allowing you to settle in without unnecessary delay; with the rare bonus of an allocated parking space.

As you enter, you are welcomed into a spacious entrance hall accessing all rooms. The apartment consists of a large lounge, shower room, two double bedrooms with the master flooded with natural light via two south-facing windows, and a kitchen.

The location is really convenient with great access back into central Southsea & Portsmouth whilst a short distance to the seafront. Bransbury Park is also on the doorstep for dog walks or for the children to play. A great apartment that must be viewed.

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



PROPERTY INFORMATION

LOUNGE
15'1" x 12'1" (4.62 x 3.70)

BEDROOM
17'7" x 13'8" (5.37 x 4.17)

BEDROOM
11'6" x 10'7" (3.51 x 3.23)

KITCHEN
11'1" x 6'11" (3.39 x 2.13)

BATHROOM
8'9" x 8'7" (2.69 x 2.62)

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 B

Portsmouth City Council: BAND B

LEASEHOLD INFORMATION

Lease Length: 124 Years Remaining
Ground Rent: £0.00 Service Charge: £1,200.00 PA

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.

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.

TENURE

Leasehold

PROPERTY TENURE

Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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