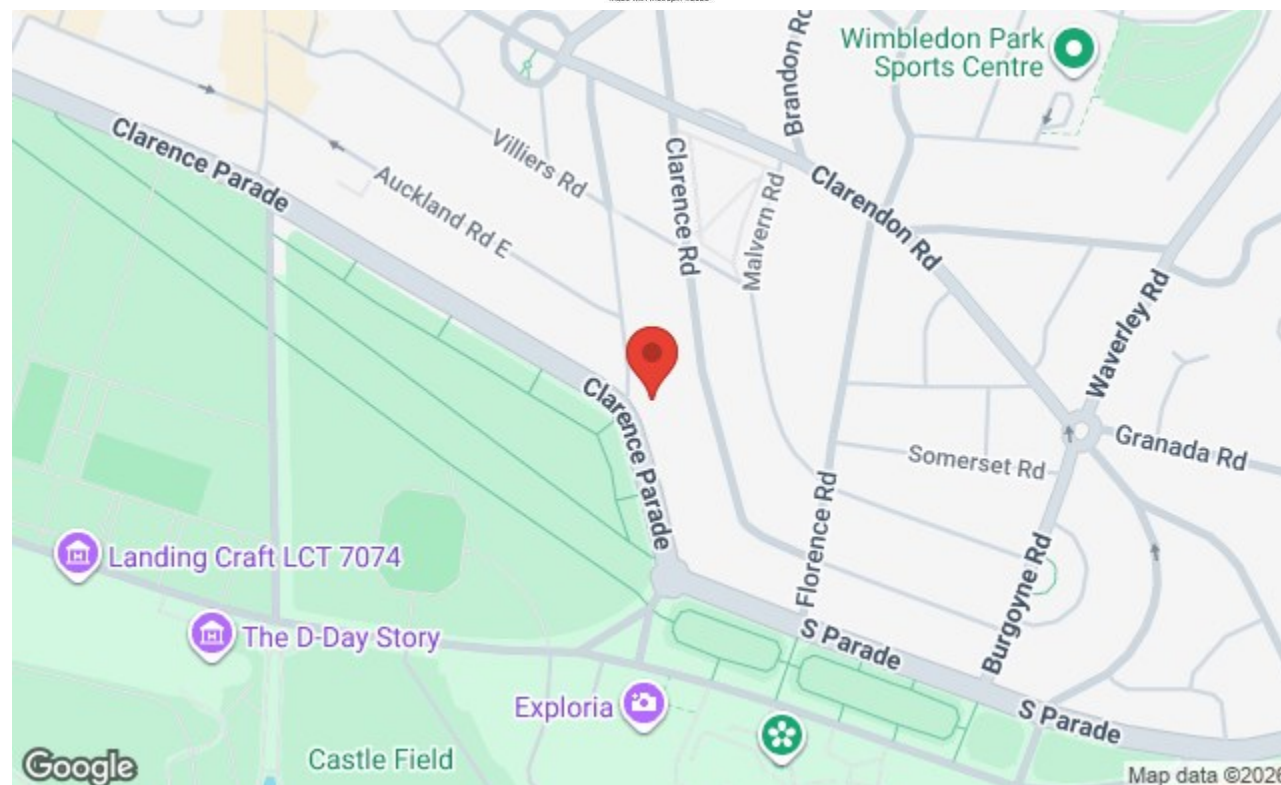


TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.
Made with Metropix (2022)



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



£325,000

Lennox Road South, Southsea PO5 2HT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SEAFRONT LOCATION
- ❖ VIEWS OVER COMMON
- ❖ SECOND FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ HUGE SOCIAL SPACE
- ❖ STUNNING POSITION
- ❖ ALLOCATED PARKING
- ❖ GOOD CONDITION
- ❖ VIEW TODAY

**** STUNNING VIEWS OVER COMMON FROM WONDERFUL SEAFRONT APARTMENT ****

We are delighted to bring to market this exceptional seafront apartment in Southsea. Situated on Lennox Road South, this impressive two bedroom second floor home has an abundance of Victorian features including high ceilings and coving synonymous with the time.

As you walk inside you'll be taken a back by the size of the accommodation. An expansive open plan lounge / diner / fully fitted kitchen area is undoubtedly the heart of the home with a huge window allowing a wide view over Southsea common. This really is a fabulous backdrop to create

many memories over the coming years.

Both bedrooms comfortably accommodate a double bed and further furniture. With two great size bedrooms you then have the option to have a lodger, accommodate guests or set up a work from home space as well. The bathroom has a 'Jack & Jill' arrangement for added flexibility. There is allocated parking at the front of the building as well, a must have for any Southsea seafront home.

The location could not be better with it overlooking the common and being a stone's throw from the promenade and beach itself. From the apartment you can also enjoy the views, often catching the top of the ships sail by. A truly wonderful apartment that needs to be viewed to be appreciated.

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



PROPERTY INFORMATION

KITCHEN / LOUNGE / DINER

22'3" x 19'10" max (6.78m" x 6.05m" max)

BEDROOM 1

15'9" x 12'10" (4.80m" x 3.91m")

BEDROOM 2

13'0" x 11'11" (3.96m" x 3.63m")

BATHROOM

12'0" x 6'7" (3.66m" x 2.01m")

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 B

Portsmouth City Council: BAND B

LEASEHOLD INFORMATION

Management Company : Lease Length : 900+ YEARS with a Share of Freehold Ground Rent : N/A Service Charge : CIRCA £1550 P/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.

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!

PROPERTY TENURE

Leasehold with a Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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