£265,000

Western Parade, Southsea PO5 3RP

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- SHARE OF FREEHOLD
- TWO BEDROOMS
- STUNNING APARTMENT
- OPEN PLAN KITCHEN
- SOUTHSEA SEAFRONT VIEWS
- SECOND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- MOMENTS FROM THE SEA
- SPACIOUS HOME
- CALL TO VIEW

** STUNNING FLAT MOMENTS FROM THE SEAFRONT **

We are thrilled to bring to market this exquisite two bedroom flat in Western Parade, Southsea. Situated moments from the sea and overlooking the common, this fabulous abode has so much to offer.

As you step inside you'll be greeted by a bright and spacious entry hall, a wonderful size bay-fronted lounge sits at the front of the property with views of the common. Offering a lovely space to unwind or entertain, the beautifully presented kitchen is conveniently adjoined. The accommodation is complete with a good size master bedroom at the rear, a second bedroom and a large four-piece bathroom suite.

Offered with a share of the freehold, the location could not be better with it being a stones throw from the sea and promenade. A wonderful first time buy or a chance to own a property in the heart of Southsea, this is an ideal opportunity that must be viewed to be appreciated.

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

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

PROPERTY INFORMATION

LOUNGE
22'10" x 11'3" (6.96 x 3.43)

KITCHEN
11'5" x 6'10" (3.48 x 2.10)

BEDROOM
11'11" x 11'4" (3.64 x 3.47)

BEDROOM
15'0" x 6'10" (4.58 x 2.10)

BATHROOM
8'11" x 6'10" (2.74 x 2.10)

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

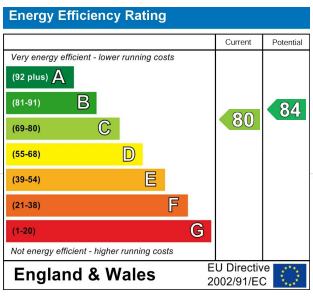
Leasehold Information
Lease Length: 982 Years Ground Rent: £0.00 Service Charge: £2,110.00
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor 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.

Property Tenure
Leasehold - Share of 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.

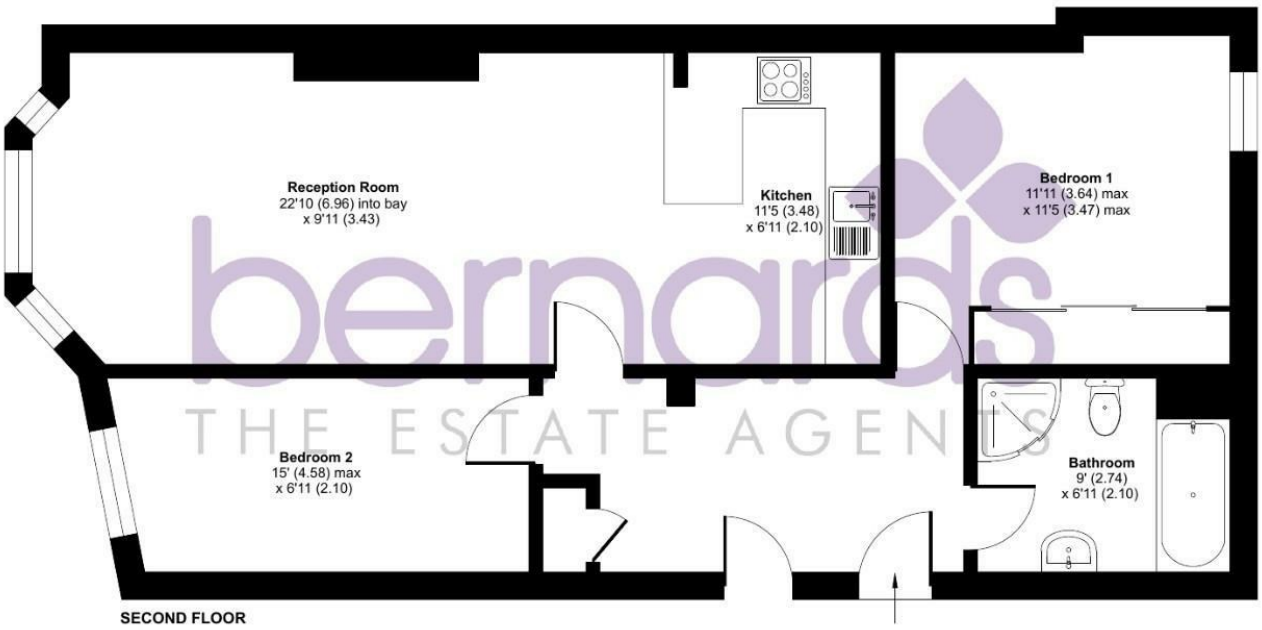


Scan here to see all our properties for sale and rent

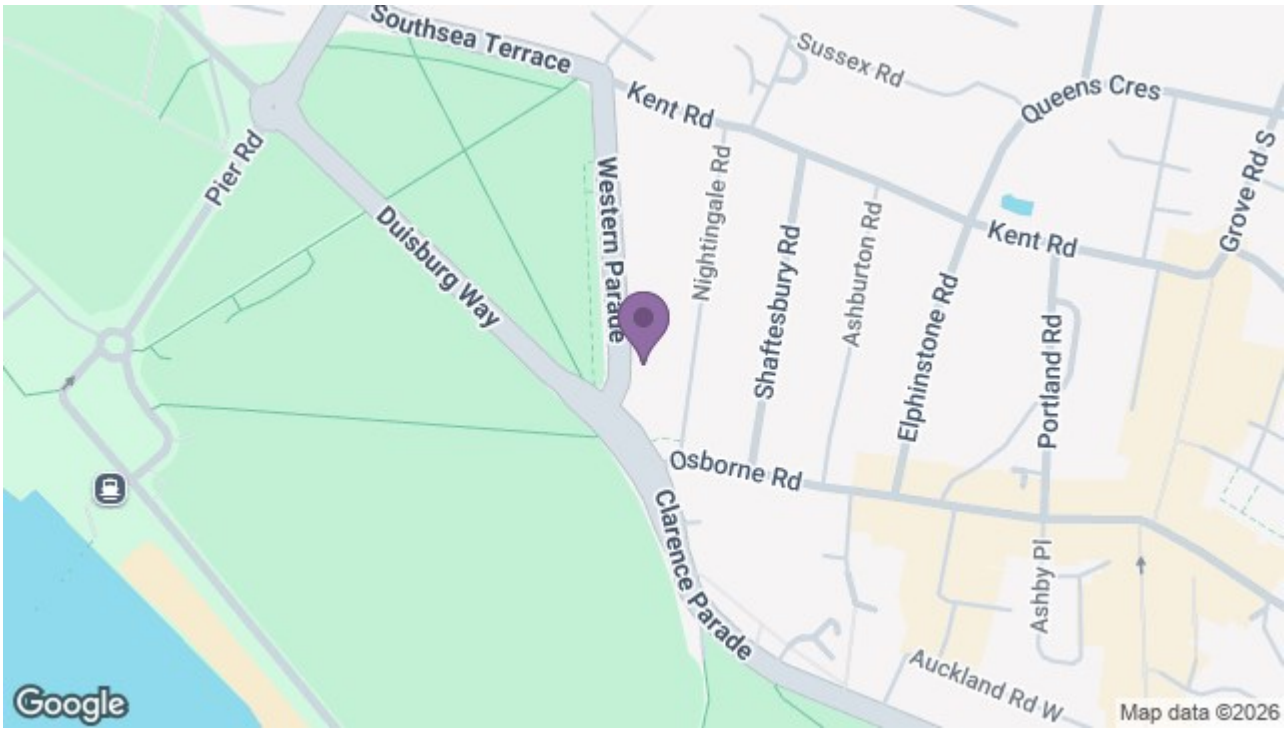
Western Parade, Southsea, PO5

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1384015



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