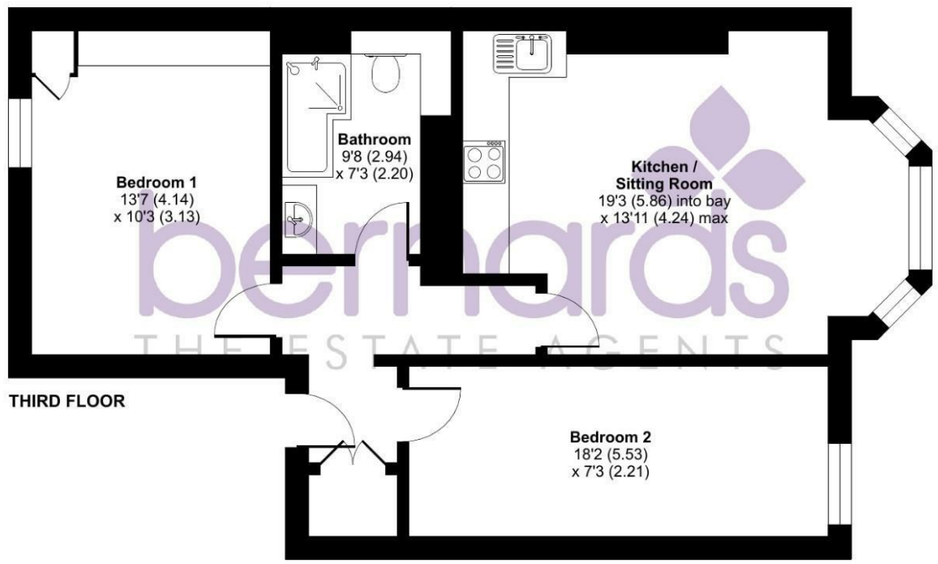
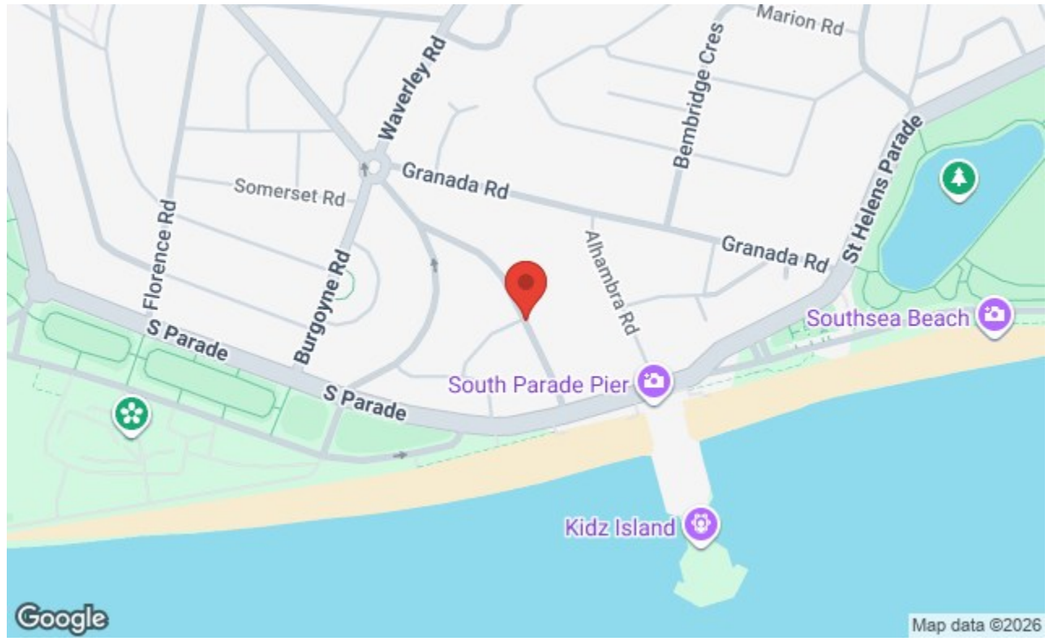
Clarendon Road, Southsea, PO4

Approximate Area = 685 sq ft / 63.6 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1429383



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

FOR SALE

£260,000

120 Clarendon Road, Southsea PO4 0SF

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOM
- THIRD FLOOR APARTMENT
- OPEN PLAN LIVING
- BEAUTIFUL DECOR
- BAY FRONTED LOUNGE
- GREAT FIRST TIME BUY
- CENTRAL SOUTHSEA
- STONES THROW FROM SEAFRONT
- CALL TO VIEW

BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT CLOSE TO SEAFRONT

Located a stones throw from the Southsea seafront this well presented, two bedroom apartment is in an ideal and requested area on Clarendon Road.

The property comprises of an open plan living/ kitchen/ dining area with a stunning bay window, flooding the room with natural light enhancing the airy feel. Two good size double bedrooms are split by the three piece family bathroom. This home has been looked after immaculately and offers any new owner a turn key experience.

The property is a wonderful spot with close proximity to the seafront, common parks and Canoe Lake as well local bars and restaurants. This is not an opportunity to be missed and an early viewing is highly advised. Call to view.

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

PROPERTY INFORMATION

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

LEASEHOLD INFORMATION

Lease Length: 929 years Ground Rent:
Service Charge: £1146.64pa
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

Freehold / Leasehold - delete as applicable

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.

SITTING ROOM/ KITCHEN

19'2" x 13'10" (5.86 x 4.24)

BEDROOM ONE

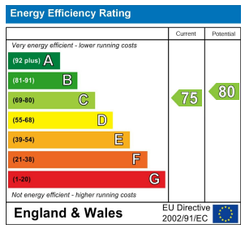
13'6" x 10'3" (4.14 x 3.13)

BEDROOM TWO

18'1" x 7'3" (5.53 x 2.21)

BATHROOM

9'7" x 7'2" (2.94 x 2.20)



Scan here to see all our properties for sale and rent

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