

## Whitwell Road, Southsea, PO4

Approximate Area = 678 sq ft / 63 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1316873



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



£220,000

Whitwell Road, Southsea PO4 0QR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ FIRST FLOOR
- ❖ OPEN PLAN LIVING/ DINING
- ❖ BAY WINDOW
- ❖ LARGE ROOMS
- ❖ LIGHT & AIRY THROUGHOUT
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ CLOSE TO SEAFRONT
- ❖ SHORT WALK TO CANOE LAKE
- ❖ CALL TO VIEW

**\*\*FIRST FLOOR TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA\*\***

We are pleased to bring to market this first floor two bedroom apartment in a sought after central Southsea location. Whitwell Road is tucked away in the Craneswater Park area and is a short walk to both Canoe Lake and Southsea seafront.

The property comprises of a large fitted kitchen/ living room with a bay window which floods the room

with natural light. Two double bedrooms are located to the rear of the property with a good size three piece family bathroom with shower over bath.

Call to view!

Call today to arrange a viewing  
**02392 864 974**  
[www.bernardsestates.co.uk](http://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 A

## LEASEHOLD INFORMATION

Lease Length: 150 years Ground Rent : Service Charge: £3081. 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.

**KITCHEN/ RECEPTION ROOM**  
19'5" x 17'8" (5.94 x 5.41)

**BEDROOM ONE**  
14'0" x 9'1" (4.29 x 2.77)

**BEDROOM TWO**  
10'9" x 7'4" (3.28 x 2.24)

**BATHROOM**  
14'0" x 7'6" (4.27 x 2.31)



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	74	80
England & Wales		



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