£157,500

Lawrence Road, Southsea PO5 1NU

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- TWO BEDROOMS
- FIRST FLOOR FLAT
- LEASE TO BE EXTENDED ON COMPLETION
- CENTRAL SOUTHSEA
- POTENTIAL TO IMPROVE
- BAY FRONTED LOUNGE
- CLOSE TO SHOPS
- GOOD TRANSPORT LINKS
- INVESTMENT OPPORTUNITY
- POPULAR LOCATION

** TWO BEDROOM FLAT IN CENTRAL SOUTHSEA **

We're pleased to present this two double bedroom, first floor flat in central Southsea. Offering a good amount of space and the lease to be extended upon completion, this property presents an opportunity for a buyer to improve.

Consisting of two double bedrooms, kitchen, bathroom and a large bay-fronted lounge, this apartment has huge potential.

Situated just off Albert Road, the location of this block could not be more convenient for anyone looking to reside or invest in the heart of Southsea.

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











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PROPERTY INFORMATION

LOUNGE
15'11" x 14'9" (4.86 x 4.51)

BEDROOM
13'1" x 9'10" (4.00 x 3.00)

BEDROOM
10'3" x 9'10" (3.14 x 3.02)

KITCHEN
8'2" x 7'1" (2.49 x 2.16)

BATHROOM
8'0" x 7'1" (2.44 x 2.16)

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: 63 Years Ground Rent: £0.00 Service Charge: £0.00 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.

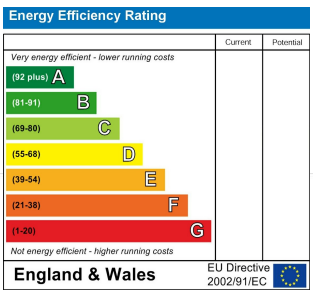
Disclaimer
Freestanding furniture has been removed from photographs using AI software, but remains in the property.











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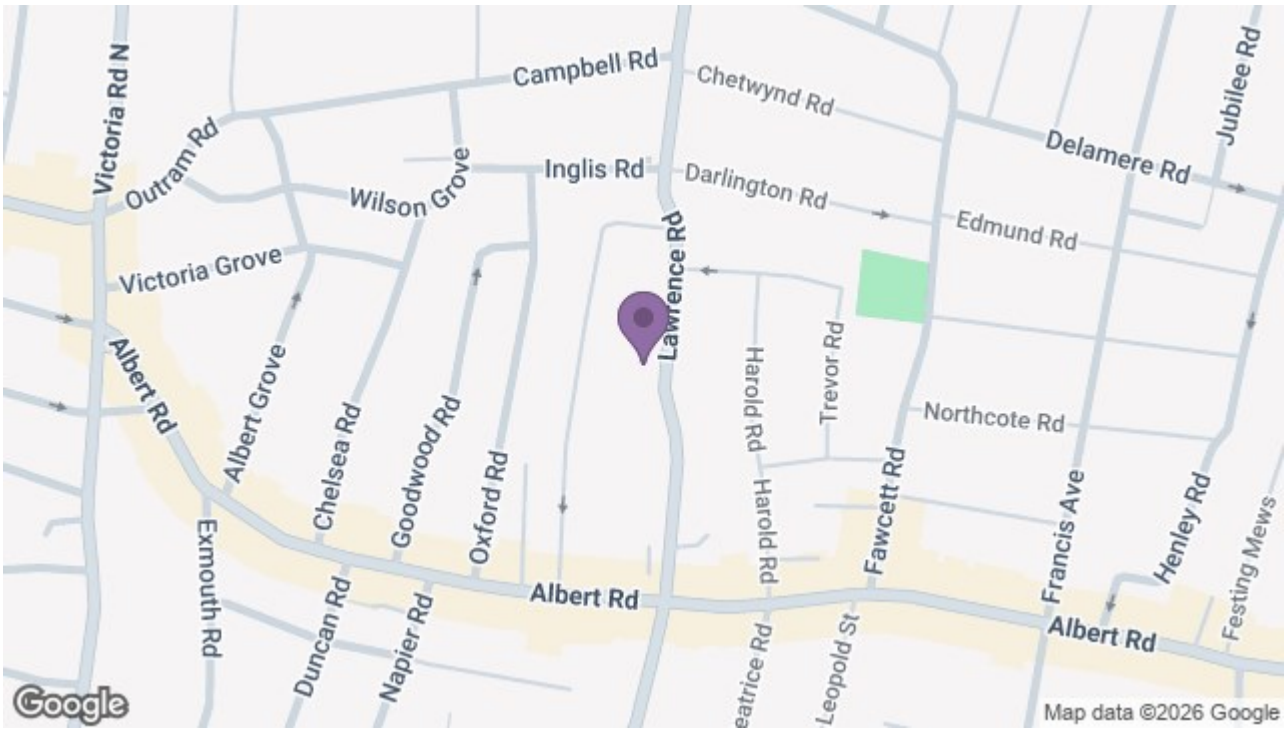
Lawrence Road, Southsea, PO5

Approximate Area = 746 sq ft / 69.3 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: 1381521



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