

£175,000

Clarendon Road, Southsea PO4 0SL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ LARGE BEDROOM
- ❖ OPEN PLAN KITCHEN / LOUNGE AREA
- ❖ RE-FITTED SHOWER ROOM
- ❖ PRIVATE OUTSIDE SPACE
- ❖ PERMIT PARKING
- ❖ NO ONWARD CHAIN
- ❖ WALKING DISTANCE TO BEACH
- ❖ IDEAL FTB OR BTL
- CALL TO VIEW

**\*\* SMART GROUND FLOOR APARTMENT  
JUST A SHORT STROLL FROM THE  
SEAFRONT WITH NO ONWARD CHAIN \*\***

We are pleased to bring to market this well presented ground floor apartment at the bottom of Clarendon Road. Just moment from the shore line, this excellent home is offered CHAIN FREE and provides a great FIRST TIME BUY, BUY TO LET or SECOND HOME OPPORTUNITY. The home is currently furnished and appliances / furniture can be left if required.

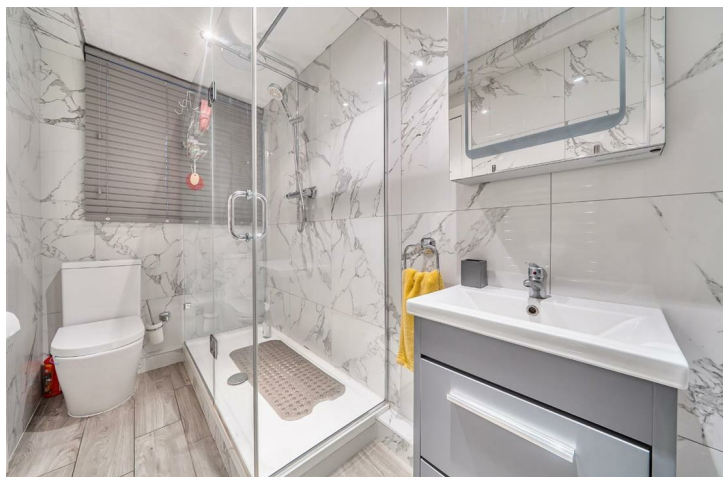
As you step inside the property you will find

a refitted kitchen which opens up into a nice size lounge that oversees that private garden space. The shower room has also been re-fitted and offers a utility space for your appliances. The bedroom is a large double and offers built in wardrobe space and a cleverly designed 'work from home' desk at the same time.

The location is fantastic with it being a few hundred yards from the seafront as well as Canoe Lake, Promenade and Southsea Common within walking distance. This really is a fantastic opportunity that must be viewed as soon as you can.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## GROUND FLOOR

### LIVING ROOM / DINER

12'1" x 9'7" (3.68m x 2.92m)

### KITCHEN

10'2" x 9'7" (3.10m x 2.92m)

### BEDROOM

18'5" x 10'0" (5.61m x 3.05m)

### BATHROOM / UTILITY

12'3" x 4'7" (3.73m x 1.40m)

### 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 A

BAND A

### Leasehold Information

Management Company : Lease Length : 999 years from inception Ground Rent : N/A Service Charge : Circa £1400 per annum

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

### 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!

| 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 |         |           |
|                                             | 55      | 73        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Scan here to see all our properties for sale and rent



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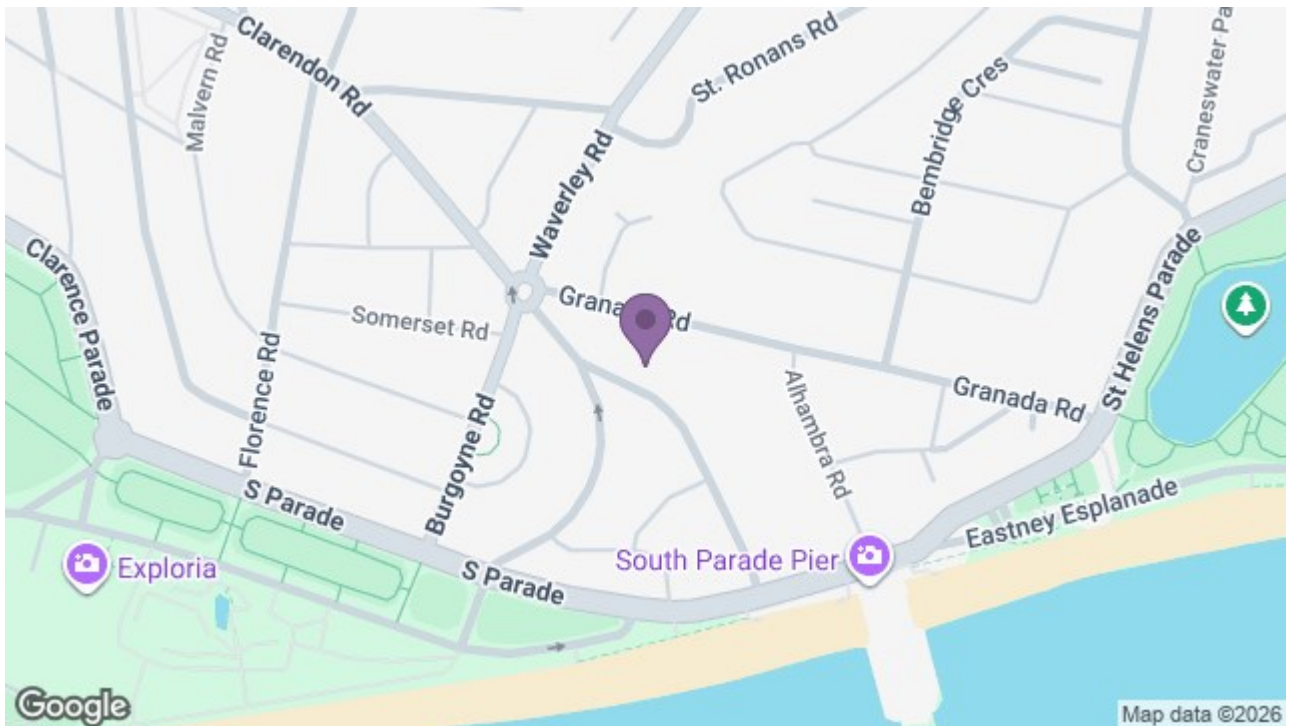
Approximate Area = 441 sq ft / 40.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1404492



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