£300,000

Clarence Parade, Southsea PO5 3NU

HIGHLIGHTS

- WONDERFUL APARTMENT
- 2 BEDROOMS
- SET OVER 3 FLOORS
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- PRIVATE GARDEN
- SEAFRONT LOCATION
- SHARE OF FREEHOLD
- KITCHEN INSTALLED IN 2026
- CALL TO VIEW

** WONDERFUL SPLIT LEVEL APARTMENT WITH PRIVATE GARDEN ON THE SEAFRONT **

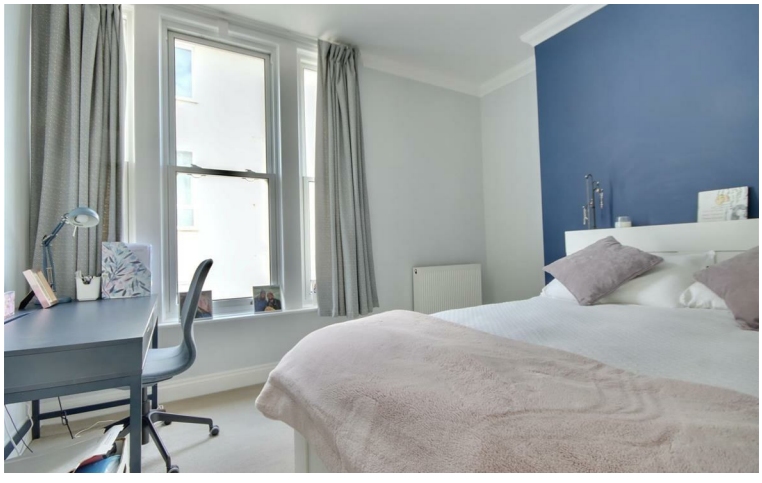
We are thrilled to bring to market this fabulous apartment on Clarence Parade. Split over 3 floors, this 2 bedroom property has that enviable blend of space and location that so many crave in arguably one of the best positions.

Once inside you'll find a unique and usable space. On the ground floor is a good size lounge with dividing wall to a fabulous kitchen installed in 2026. From the lounge you have patio doors to your own private garden making this a great benefit.

On the top two floors you will find a great size double bedroom on each floor, the first with an en-suite shower and a family bathroom joining the bedroom at the top floor. A ground floor WC completes the set.

The location is fabulous with it being seconds from the seafront and walking distance to the vibrant scene of central Southsea. Ideal for a first time buyer or someone who wants to live by the beach, this is a wonderful home that must be viewed.

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

GROUND FLOOR

LOUNGE AREA
13'5" x 12'4" (4.09m" x 3.76m")

KITCHEN
13'6" x 8'3" (4.11m" x 2.51m")

WC

FIRST FLOOR

BEDROOM 1
13'6" x 12'5" max (4.11m" x 3.78m" max)

EN-SUITE SHOWER ROOM

SECOND FLOOR

BEDROOM 2
13'9" x 12'5" (4.19m" x 3.78m")

FAMILY BATHROOM
6'1" x 5'10" (1.85m" x 1.78m")

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 D
Portsmouth City Council: BAND D

Leasehold Information
Management Company : Lease Length : 996 YEARS Ground Rent : 0 Service Charge : £1750 P/A
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.

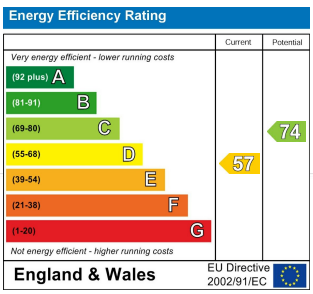
Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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.

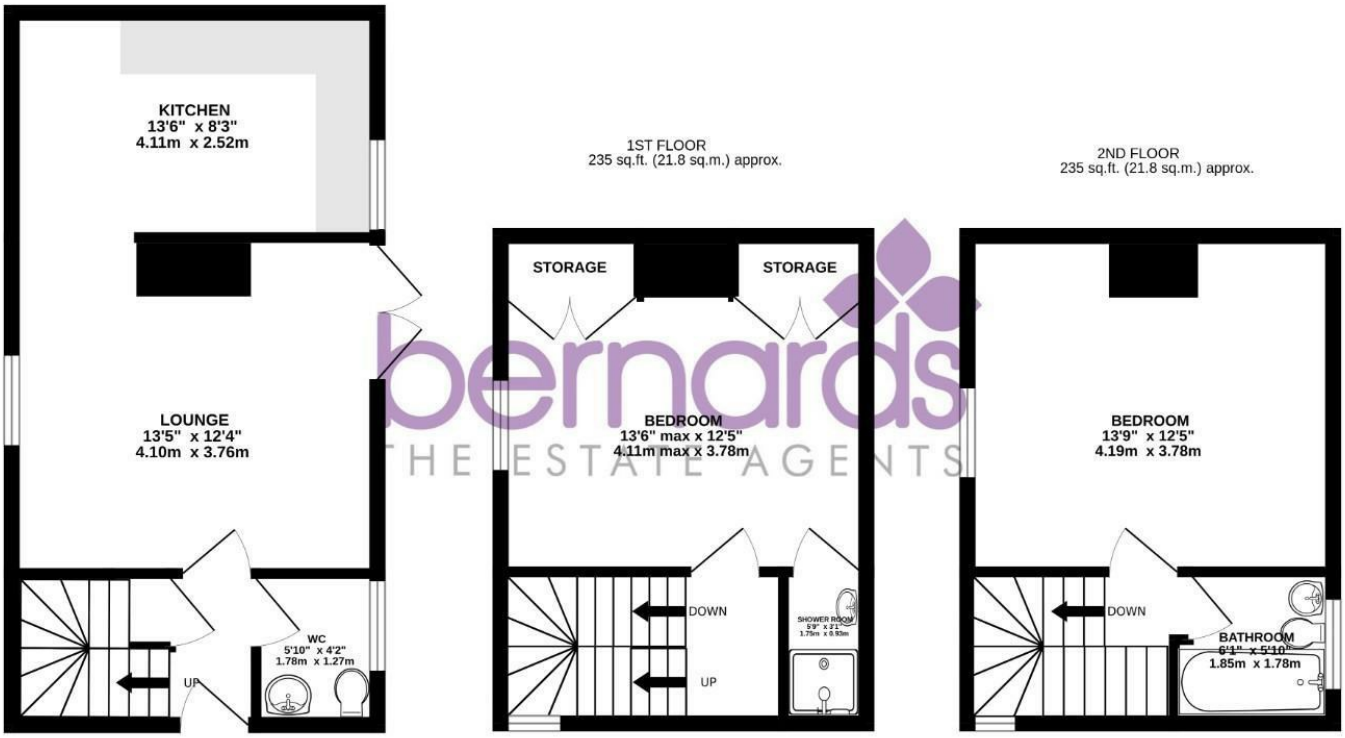
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!



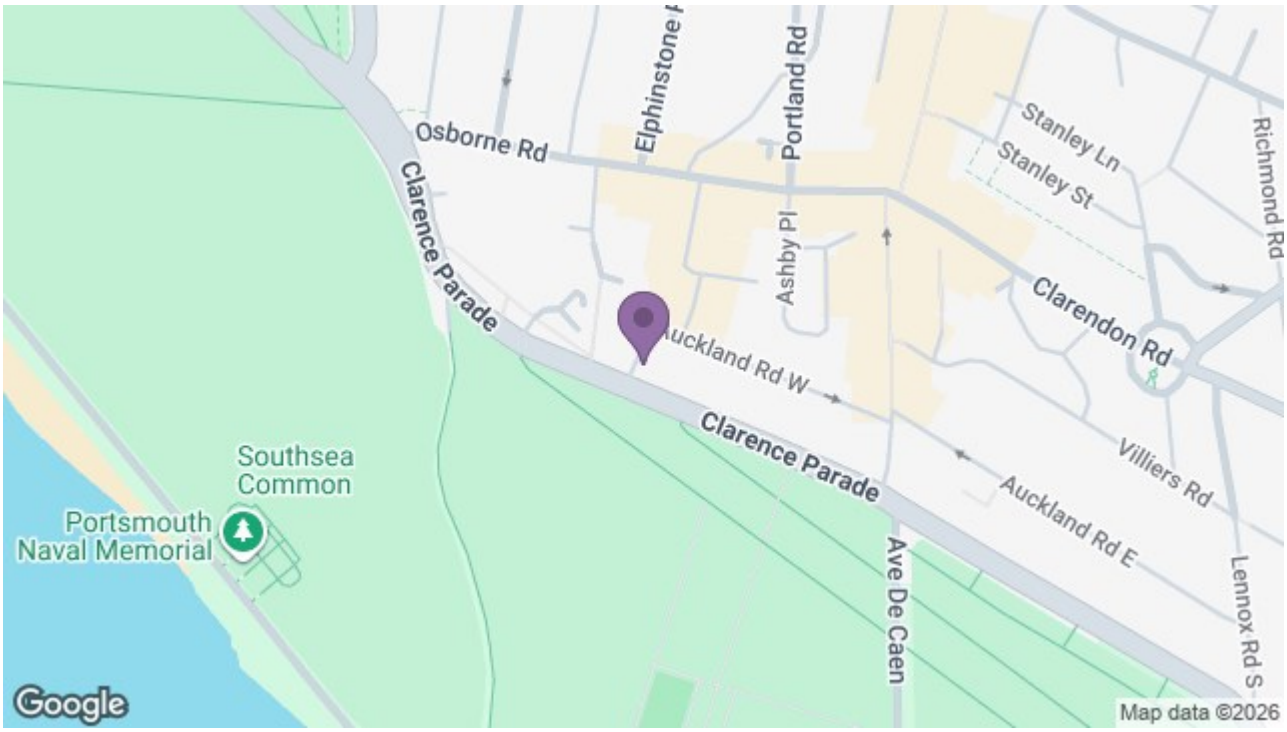
Scan here to see all our properties for sale and rent

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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