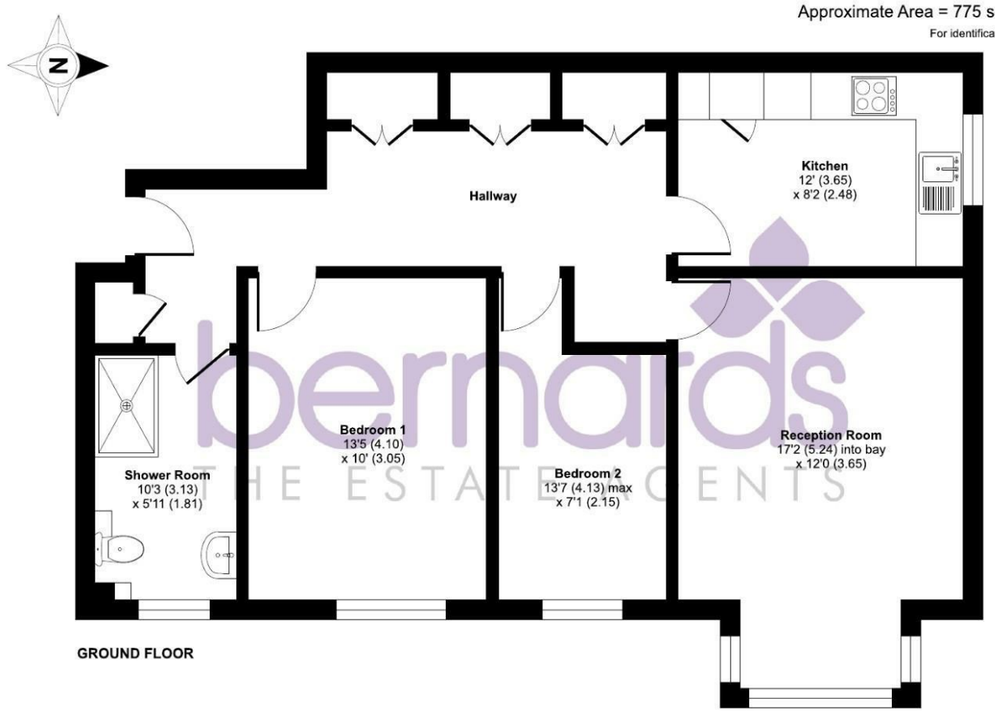
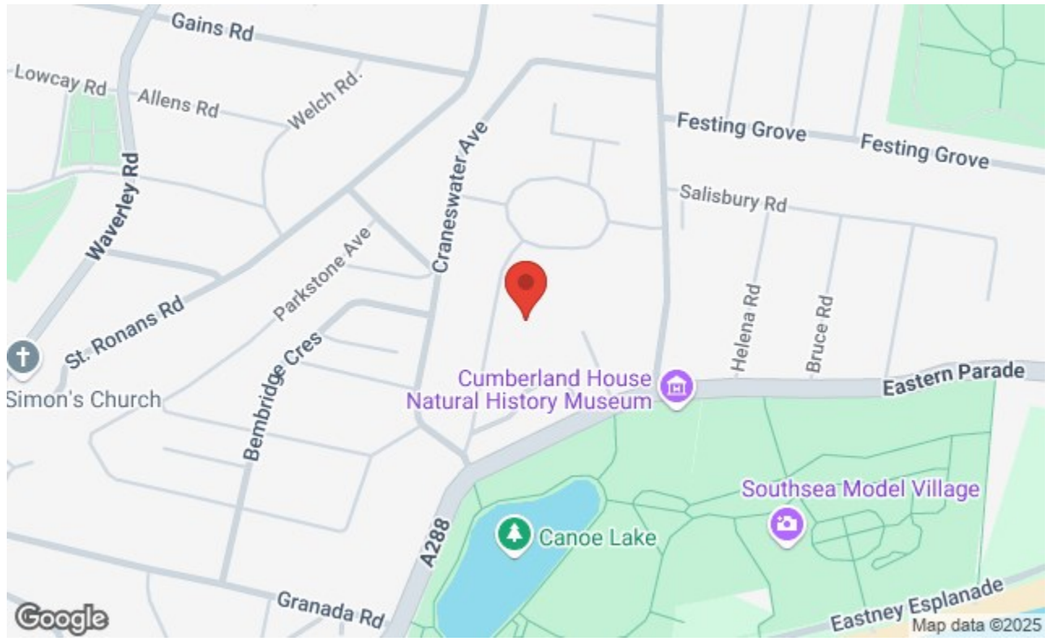
Craneswater Park, Southsea, PO4

Approximate Area = 775 sq ft / 71.9 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: 1280062



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

FOR SALE

£250,000

Craneswater Park, Southsea PO4 0NX

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- IMPRESSIVE APARTMENT
- ALLOCATED PARKING
- GROUND FLOOR
- TWO BEDROOMS
- GOOD SIZE ROOMS
- SHOWER ROOM
- WELL PRESENTED
- REQUESTED LOCATION
- WALKING DISTANCE TO BEACH
- CALL TO VIEW

** IMPRESSIVE GROUND FLOOR APARTMENT IN EVER POPULAR CRANESWATER PARK **

We are delighted to offer for sale this exceptional apartment in one of Southsea's most desired locations. Occupying a ground floor position, this home offers space and light in abundance and comes with the added benefit of allocated parking.

The accommodation comprises two generous bedrooms, a well appointed kitchen, impressive shower room and lovely size lounge. An unusually large hallway offers plentiful storage space and the presentation throughout is high quality.

The location is quite magnificent with it being a stone's throw from Canoe Lake, the seafront and the pier. The promenade offers a wonderful walk and central Southsea is also close by for one you want to enjoy a bite to eat or the local bars and cafes. An exceptional home that must be viewed at the earliest opportunity.

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

PROPERTY INFORMATION

LOUNGE
17'2" x 12'0" (5.23m" x 3.66m")

KITCHEN
12'0" x 8'2" (3.66m" x 2.49m")

BEDROOM 1
13'5" x 10'0" (4.09m" x 3.05m")

BEDROOM 2
13;7" x 7'1" (3.96m;2.13m' x 2.16m")

SHOWER ROOM
10'3" x 5'11" (3.12m" x 1.80m")

HALLWAY STORAGE

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 C
BAND C

LEASEHOLD INFORMATION
Management Company : Lease Length : 138 years Ground Rent : Service Charge : £1824 per annum inc GR
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.

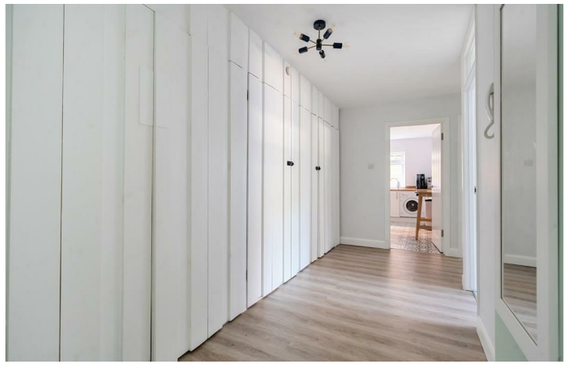
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

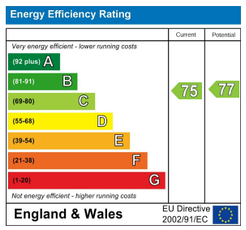
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!





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