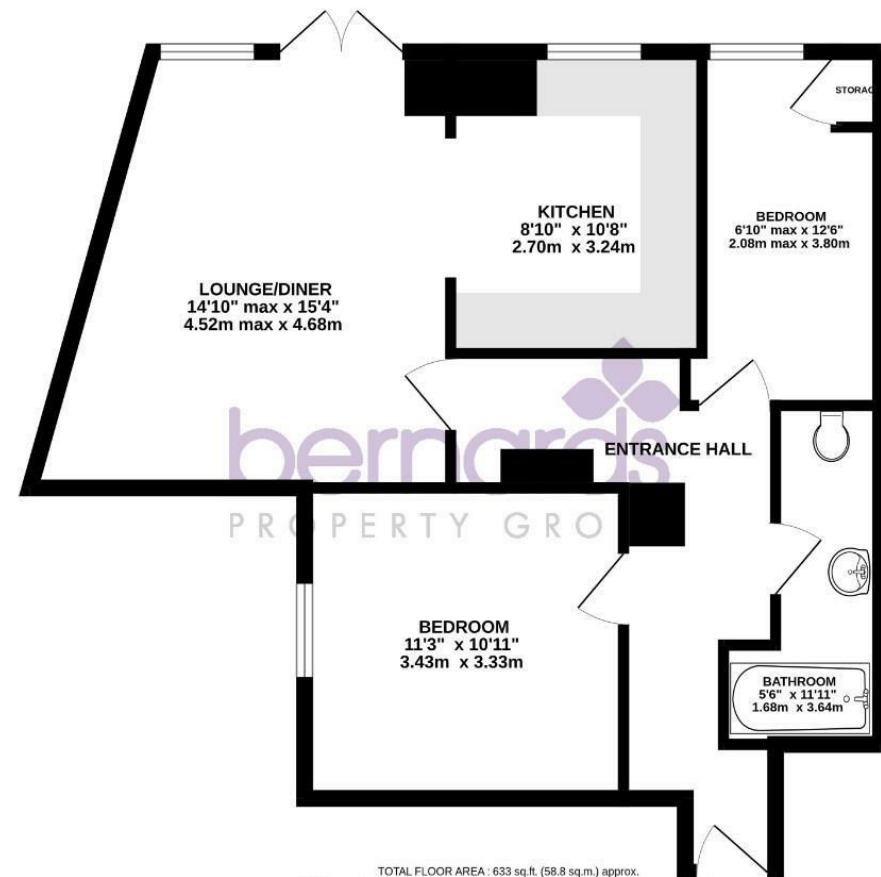
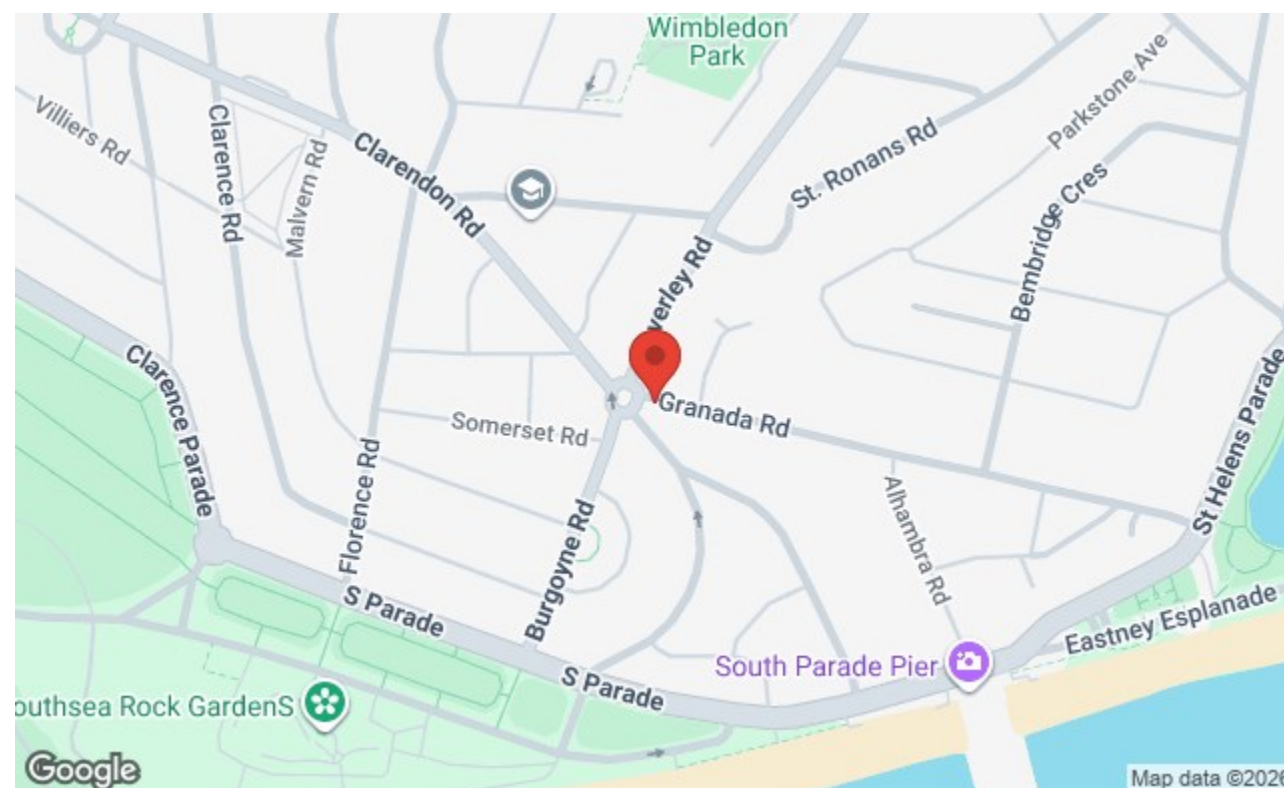


GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 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.
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£200,000

Clarendon Road, Southsea PO4 0SL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ CHAIN FREE
- ❖ ALLOCATED PARKING
- ❖ PRIVATE GARDEN
- ❖ GREAT FIRST TIME BUY
- ❖ REQUESTED LOCATION
- ❖ CENTRAL SOUTHSEA
- ❖ SHORT WALK TO SEAFRONT
- ❖ CALL TO VIEW

TWO BEDROOM GARDEN FLAT WITH ALLOCATED PARKING IN CENTRAL SOUTHSEA*

Welcome to Sheraton Gate located on Clarendon Road in Southsea. This charming two-bedroom ground floor garden flat presents an excellent opportunity for first-time buyers. The property boasts a well-designed open plan kitchen/ living/ dining area and features doors that open directly onto a private garden, providing a delightful outdoor space to enjoy.

This purpose-built flat also includes two comfortable bedrooms, a large double and sizable single room, which

can fit a double bed and finally a well-appointed three piece bathroom. Additionally, the property benefits from allocated parking for one vehicle, a valuable asset in this desirable area.

The location is particularly appealing, as it is just a short stroll away from the beautiful Southsea seafont and the picturesque common. Offered chain free, this property is ready for you to move in and make it your own. Don't miss the chance to secure this lovely flat in a prime location.

Call today to arrange a viewing

02392 864 974

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 B

LEASEHOLD INFORMATION

Lease Length: 998 years Ground Rent: Service Charge: £1440pa 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.

LOUNGE/ DINER

14'9" x 15'4" (4.52 x 4.68)

KITCHEN

8'10" x 10'7" (2.70 x 3.24)

BEDROOM ONE

11'3" x 10'11" (3.43 x 3.33)

BEDROOM TWO

6'9" x 12'5" (2.08 x 3.80)

BATHROOM

5'6" x 11'11" (1.68 x 3.64)

GARDEN

PARKING



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		
England & Wales		



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