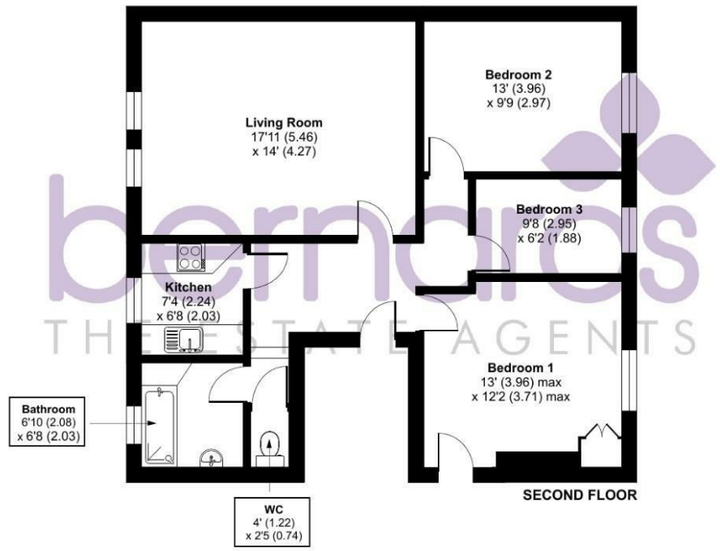
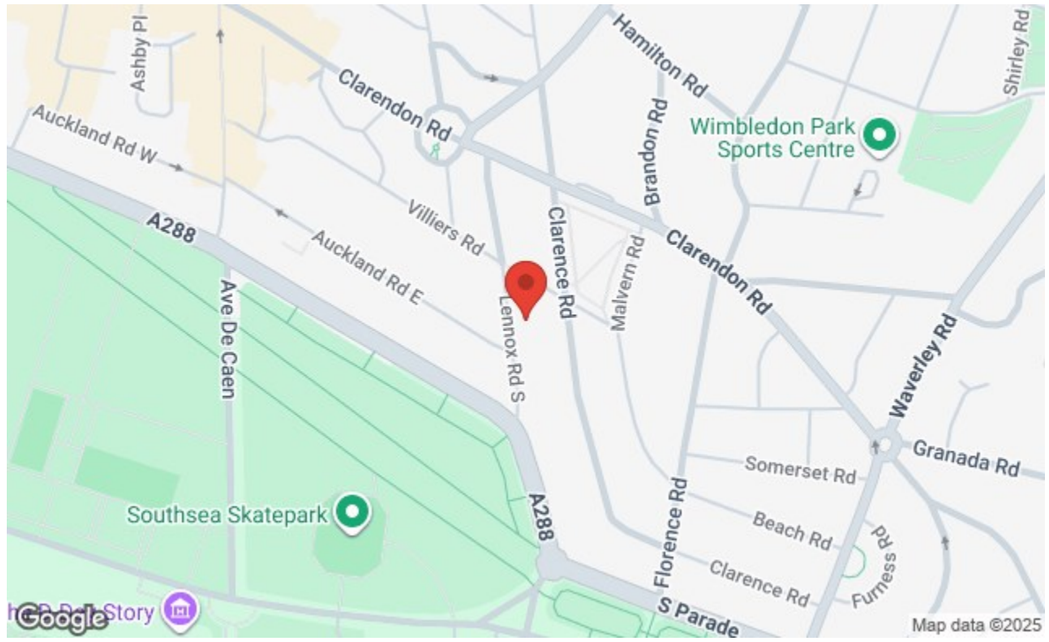
## Lennox Road South, Southsea, PO5

Approximate Area = 840 sq ft / 78 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: 1303212




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

FOR SALE

£270,000

Lennox Road South, Southsea PO5 2HT

bernards THE ESTATE AGENTS

3 1 1

## HIGHLIGHTS

- THREE BEDROOM APARTMENT
- CHAIN FREE
- SHARE OF FREEHOLD
- TOP FLOOR
- INVESTMENT OPPORTUNITY
- IDEAL FIRST TIME BUY
- CENTRAL SOUTHSEA LOCATION
- CLOSE TO PALMERSTON ROAD
- SHORT WALK TO SEAFRONT
- CALL TO VIEW

**THREE BEDROOM APARTMENT WITH SHARE OF FREEHOLD**

We are pleased to bring to market this three bedroom top floor apartment offered CHAIN FREE, located on Lennox Road South, a popular central Southsea location. The property comes with a SHARE OF FREEHOLD.

Upon entry to the apartment you are greeted with a open and airy feel with natural light flooding each room. The property comprises of a large living/ dining room with hardwood flooring, a fitted kitchen and a three piece bathroom with shower over bath. Two good size double bedrooms are located to the back of the property with a single bedroom splitting the two.

The apartment is a short walk to Southsea seafront as well as the local bars and restaurants located on Palmerston Road which is minutes walk away.

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 : 985 Years Ground Rent : Service Charge : Nil
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.

## PROPERTY TENURE

Leasehold

## LIVING ROOM

17'10" x 14'0" (5.46 x 4.27)

## KITCHEN

7'4" x 6'7" (2.24 x 2.03)

## BEDROOM ONE

12'11" x 12'2" (3.96 x 3.71)

## BEDROOM TWO

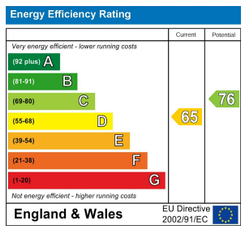
12'11" x 9'8" (3.96 x 2.97)

## BEDROOM THREE

9'8" x 6'2" (2.95 x 1.88)

## BATHROOM

6'9" x 6'7" (2.08 x 2.03)




Scan here to see all our properties for sale and rent

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