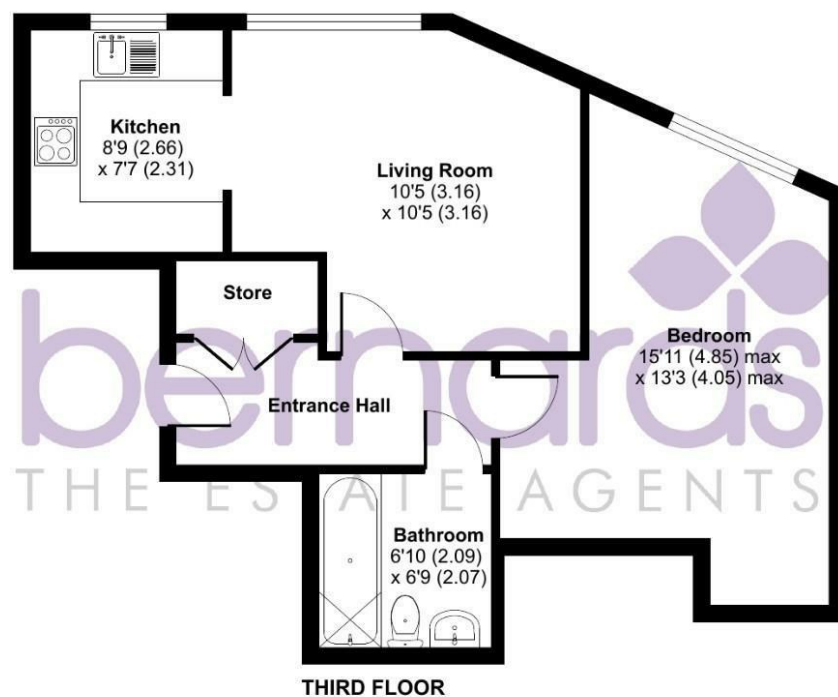




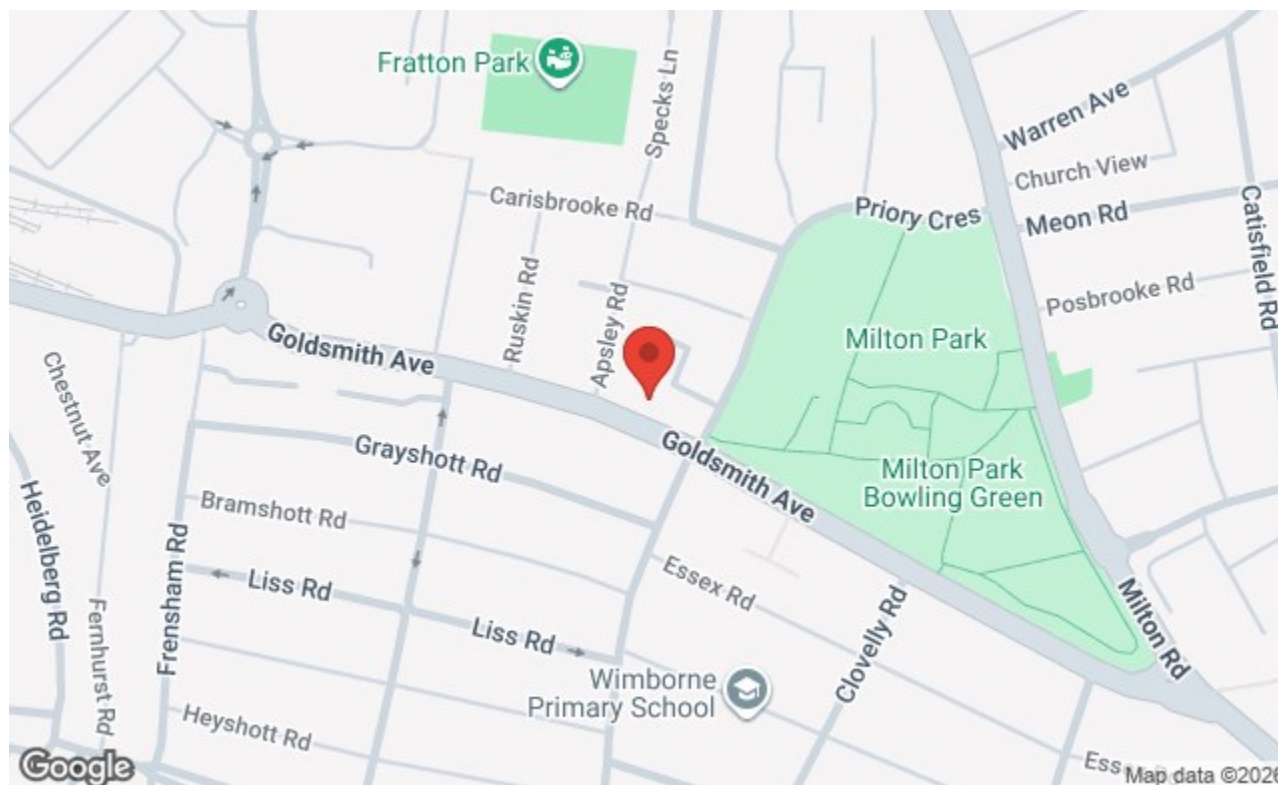
## Goldsmith Avenue, Southsea, PO4

Approximate Area = 539 sq ft / 50 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1318960



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



£150,000

Goldsmith Avenue, Southsea PO4 0EF

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ ONE BEDROOM
- ❖ CHAIN FREE
- ❖ LIFT ACCESS
- ❖ CENTRAL LOCATION
- ❖ MODERN THROUGHOUT
- ❖ WELL PRESENTED
- ❖ IDEAL FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ CLOSE TO TRANSPORT LINKS

**\*\* ALLOCATED PARKING \*\* CHAIN FREE \*\***

We are pleased to welcome to the market this modern one-bedroom apartment in a convenient location. Situated in Hollinsworth House on Goldsmith Avenue; the block sits in a wonderfully central area, close to train stations, shops, and has easy access both into Southsea and Portsmouth.

Internally, the flat is beautifully presented throughout and boasts fantastic views over the city.

Consisting of a large double bedroom, modern bathroom, and lounge through to the kitchen.

This property presents a wonderful opportunity for first time buyers looking to get their foot on the property ladder, investment buyers looking for a solid rental unit, or any buyer looking for an apartment in a central location boasting allocated parking.

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





# PROPERTY INFORMATION

**LIVING ROOM**  
10'4" x 10'4" (3.16 x 3.16)

**BEDROOM**  
15'10" x 13'3" (4.85 x 4.05)

**KITCHEN**  
8'8" x 7'6" (2.66 x 2.31)

**BATHROOM**  
6'10" x 6'9" (2.09 x 2.07)

**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 A**  
Portsmouth City Council: BAND A

**LEASEHOLD INFORMATION**  
Lease Length: 120 Years Ground Rent: £0.00 Service Charge: £1,507.68  
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	80	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing  
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