

Offers Over £135,000

New Road, Portsmouth PO2 7QS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEPERATE LOUNGE
- ❖ THREE PIECE BATHROOM
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CLOSE TO BUS LINKS
- ❖ WALKING DISTANCE TO SHOPS
- ❖ CENTRAL LOCATION
- BRICK BUILT SHED TO REAR

Nestled on New Road in the vibrant city of Portsmouth, this charming ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Boasting a private entrance, this property offers a sense of independence and comfort.

The flat features two generously sized double bedrooms, providing ample space for relaxation and rest. The separate lounge is perfect for entertaining guests or enjoying quiet evenings at home, while the well-appointed kitchen allows for easy meal preparation. The bathroom is conveniently located, ensuring practicality for everyday

living.

With a remarkable 130-year lease, this property not only promises longevity but also represents a sound investment in a thriving area. Its prime location in Portsmouth means you are just a stone's throw away from local amenities and transport links.

This delightful flat is a rare find, combining comfort, space, and a fantastic lease, making it a must-see for anyone looking to make their mark in the property market. Don't miss the chance to view this wonderful home that could be yours.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk





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PROPERTY INFORMATION

ENTRANCE HALLWAY

19'5" x 3'10" (5.92 x 1.19)

LOUNGE

13'5" x 10'9" (4.10 x 3.29)

KITCHEN

10'9" x 5'11" (3.28 x 1.82)

BEDROOM ONE

13'5" x 8'4" (4.11 x 2.56)

BEDROOM TWO

11'0" x 7'6" (3.36 x 2.29)

BATHROOM

11'3" x 4'5" (3.45 x 1.37)

Leasehold Information.

Lease Length: 130 YEARS REMAINING

Ground Rent: TBC

Service Charge: TBC

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND :

Removal Quote

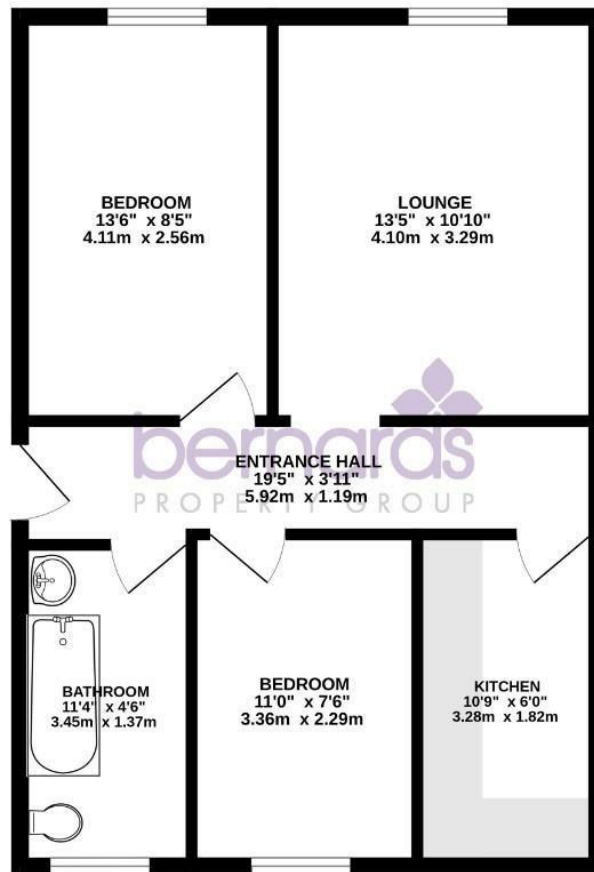
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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		
England & Wales	EU Directive 2002/91/EC	

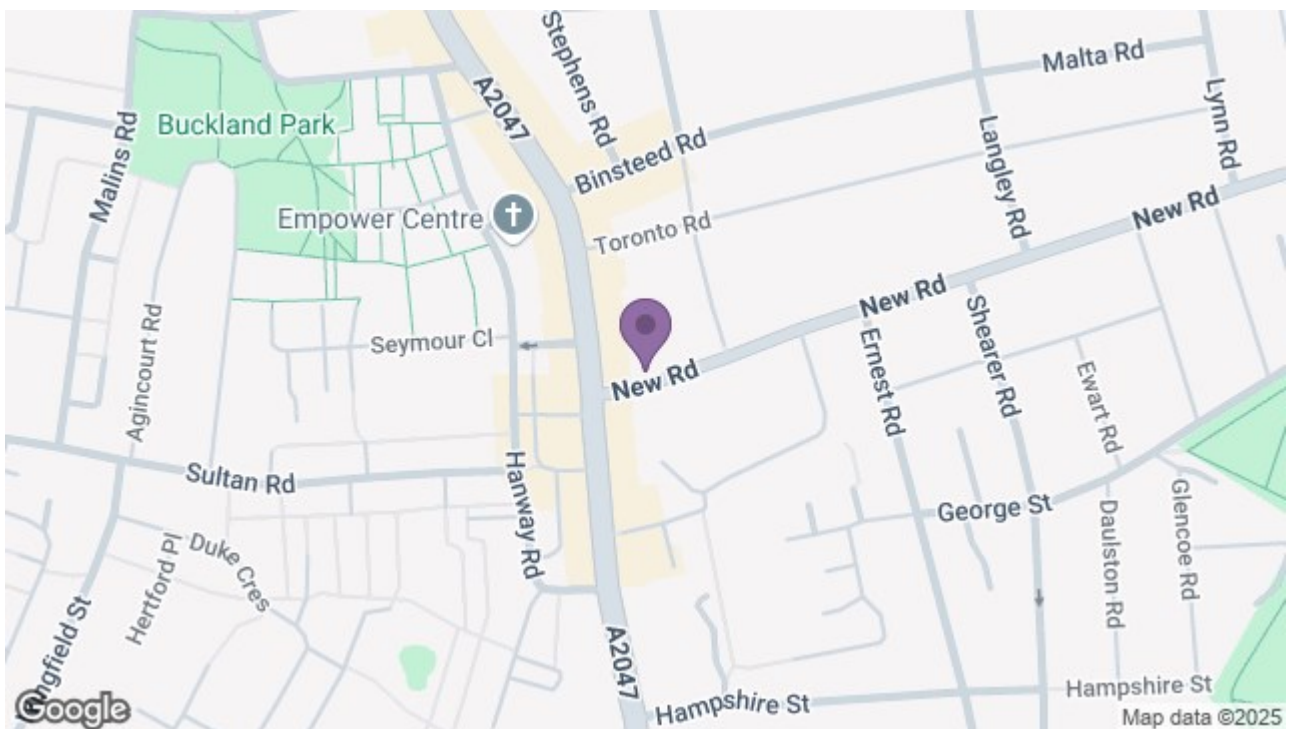


GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

