£165,000

Clarendon Road, Southsea PO5 2EE

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- TWO BEDROOM
- 2ND FLOOR APARTMENT
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- GREAT INVESTMENT OPPORTUNITY
- SHARE OF FREEHOLD
- MINUTES FROM SEAFRONT
- BARS/ RESTAURANTS ON THE DOORSTEP
- CALL TO VIEW

We are pleased to bring to market this spacious two-bedroom apartment located on Clarendon Road in Southsea. This apartment presents an excellent opportunity for both first-time buyers and savvy investors.

Offered chain free, this flat conversion boasts a large lounge that seamlessly integrates with the kitchen and dining area, creating an inviting space. The property features two generously sized double bedrooms and the fitted bathroom is well-appointed, catering to all your essential needs.

One of the standout aspects of this apartment is its fantastic location. With an array of restaurants, bars, and shops just a stone's throw away, you will find everything you need right on your doorstep. Additionally, the beautiful seafront is merely minutes away, offering the perfect escape for leisurely strolls.

This property is not just a home; it is a lifestyle choice, combining convenience with the vibrant atmosphere of Southsea. Whether you are looking to settle down or expand your property portfolio, this apartment is a remarkable find that should not be missed.

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











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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

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 - Share of Freehold

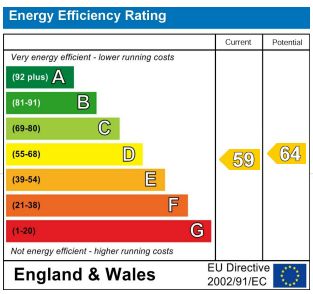
Leasehold Information
Lease Length: 102 Years Ground Rent: £200.00 Service Charge: As and when required
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. 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.

KITCHEN/LOUNGE/DINER
13'2" x 23'5" (4.01m x 7.14m)

BEDROOM ONE
15'1' x 11'11" (4.60m' x 3.63m)

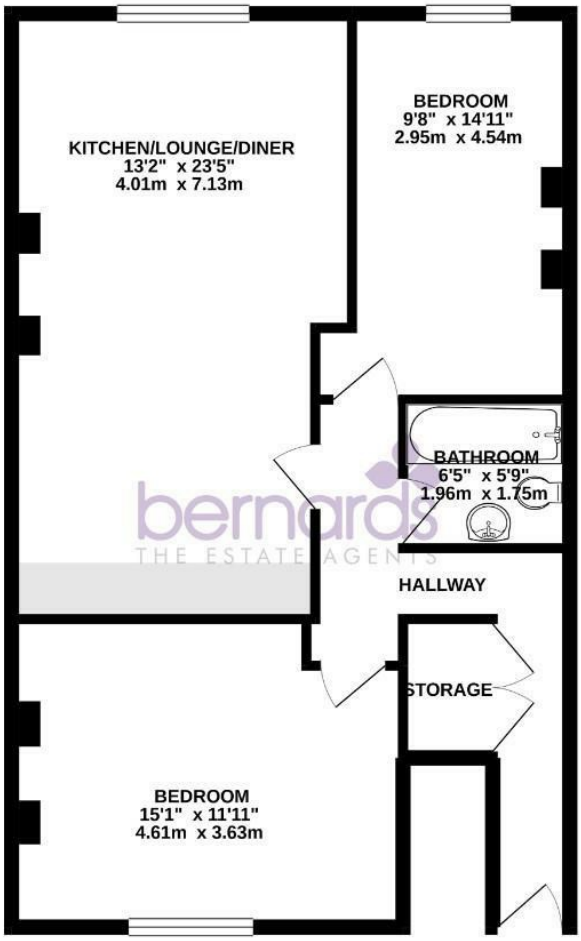
BEDROOM TWO
9'8" x 14'11" (2.95m x 4.55m)

BATHROOM
6'5" x 5'9" (1.96m x 1.75m)

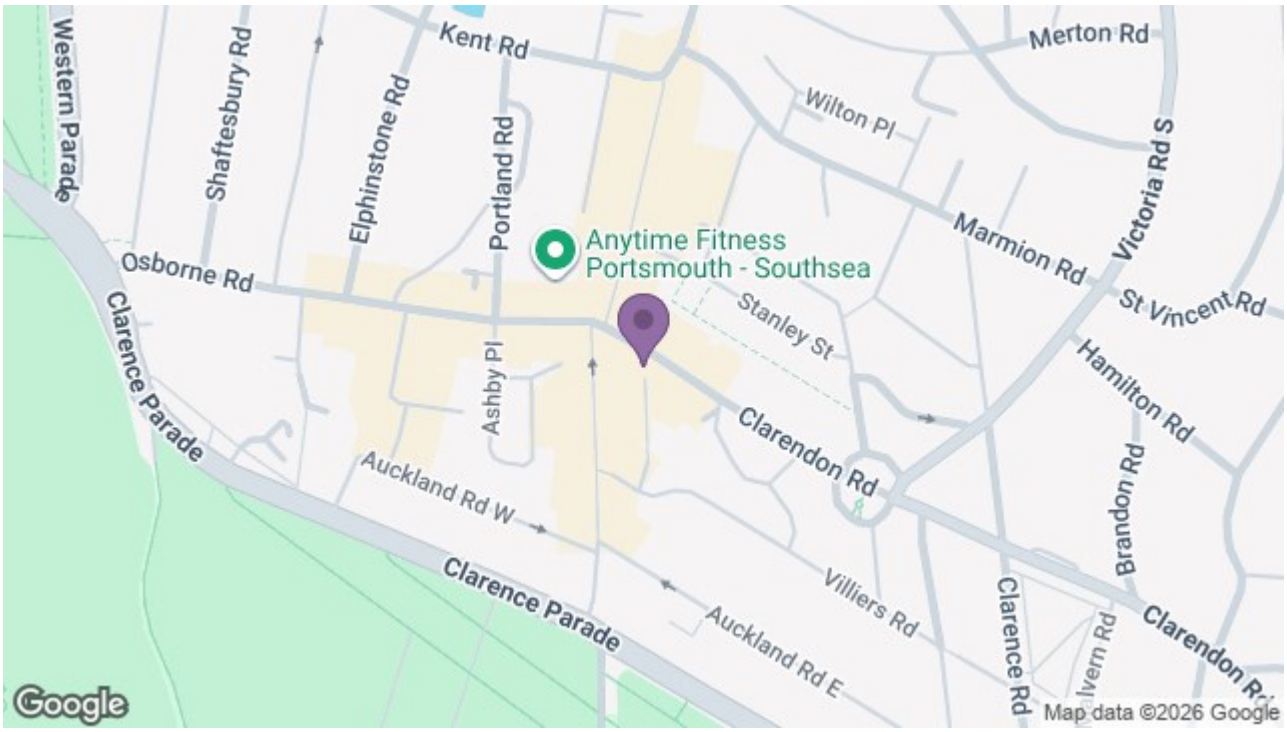


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TOP FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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