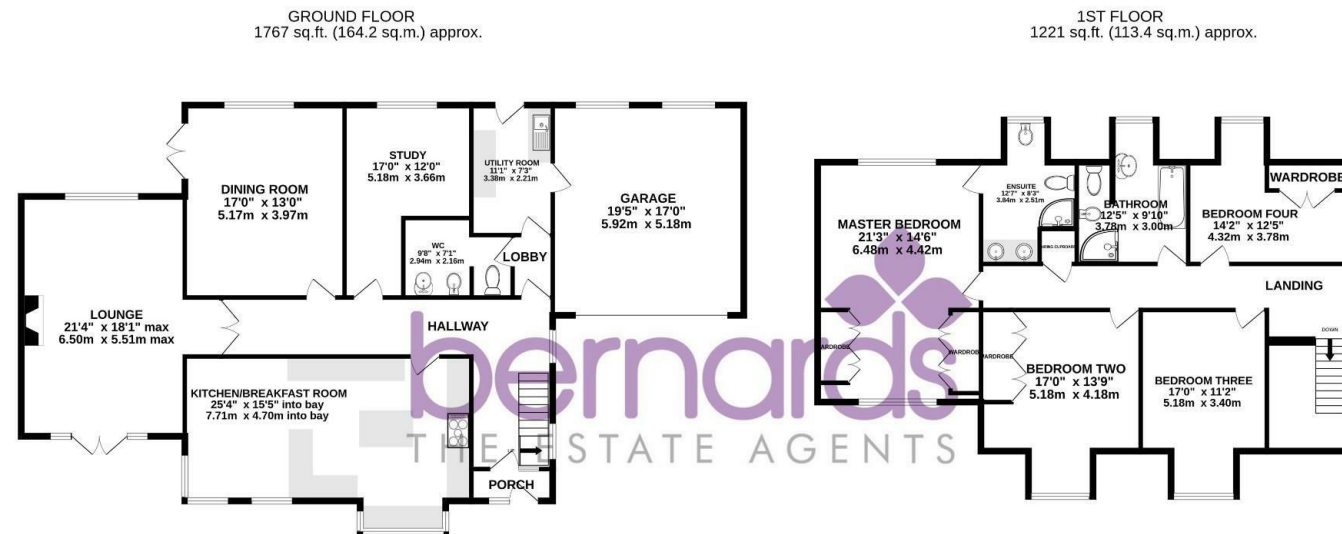




Asking Price £840,000

Firlands Rise, Bedhampton PO9 3LD

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 2988 sq.ft. (277.6 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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## HIGHLIGHTS

- ❖ OVER 2900 SQFT
- ❖ PRIVATE ROAD
- ❖ FOUR/FIVE BEDROOMS
- ❖ THREE RECEPTIONS
- ❖ 25FT KITCHEN
- ❖ GARAGE AND DRIVEWAY
- ❖ PRIVATE CUL DE SAC
- ❖ PERFECT FOR FAMILIES
- ❖ SEAVIEWS
- ❖ POTENTIAL TO EXTEND SUBJECT TO PLANNING

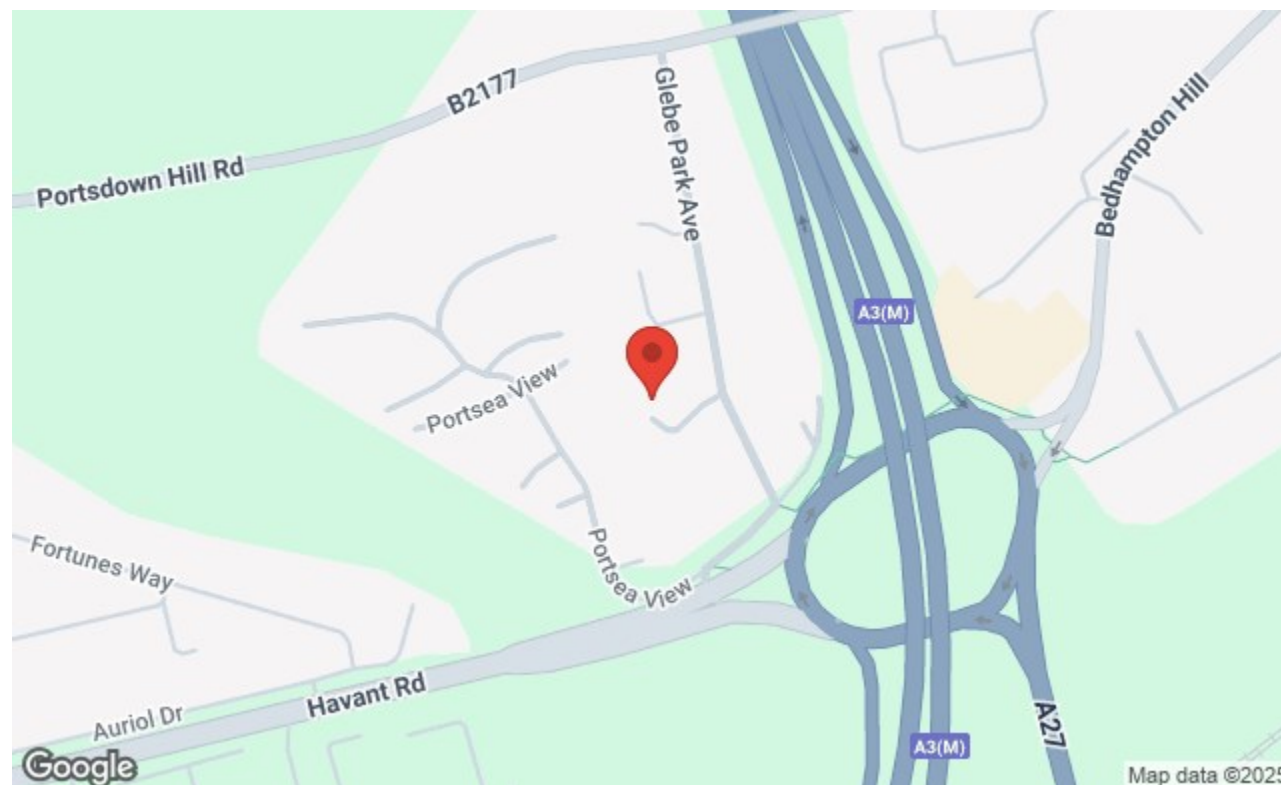
Nestled in the desirable cul de sac location of Firlands Rise, Bedhampton, this exceptional detached home offers a rare opportunity for those seeking a spacious family residence. Spanning an impressive 2,988 square feet, this property boasts a versatile layout that is perfect for modern living.

Upon entering, you are greeted by three generous reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the expansive 25ft kitchen, which is ideal for family gatherings and culinary adventures. With four well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own space. Add in the sea views this is truly a property not to be missed.

The property features two bathrooms, plus a large cloakroom with bidet and a utility room, ensuring that daily routines are both comfortable and efficient. The wrap-around garden offers a delightful outdoor space, perfect for children to play or for hosting summer barbecues.

Situated on a private road, this premium home also provides parking for up to six vehicles, making it an ideal choice for families with multiple cars. The combination of space, privacy, and a prime location makes this property a rare find in the market.

In summary, this remarkable detached house on Firlands Rise is a perfect family home, offering a blend of comfort, style, and practicality. Do not miss the chance to make this exceptional property your own.



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



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# PROPERTY INFORMATION

**LOUNGE**  
18'1" max x 21'4" (5.51m max x 6.50m)

**KITCHEN/BREAKFAST ROOM**  
25'4" x 15'5" into bay (7.72m x 4.70m into bay )

**DINING ROOM**  
13'1" x 17' (3.99m x 5.18m)

**STUDY**  
12' x 17' (3.66m x 5.18m)

**W.C**  
9'8" x 7'1" (2.95m x 2.16m)

**UTILITY ROOM**  
11'1" x 7'3" (3.38m x 2.21m)

**BEDROOM ONE**  
14'6" x 21'3" (4.42m x 6.48m)

**ENSUITE**  
12'7" x 8'3" (3.84m x 2.51m)

**BEDROOM TWO**  
13'9" x 17' (4.19m x 5.18m)

**BEDROOM THREE**  
11'2" x 17' (3.40m x 5.18m)

**BEDROOM FOUR**  
12'5" x 14'2" max (3.78m x 4.32m max)

**BATHROOM**  
9'10" x 12'5" (3.00m x 3.78m)

**GARAGE**  
16'11" x 19'4 (5.16m x 5.89m)

## 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 o u r offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. O u r f e e i s 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 G

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

## 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 75        |
| (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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