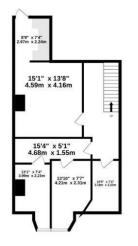
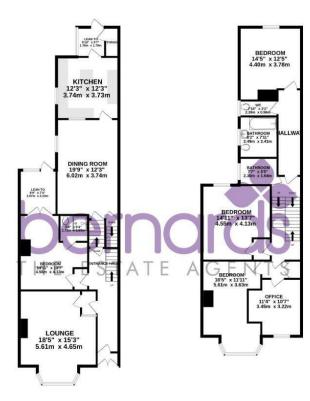
BASEMENT
 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 702 sq.ft. (65.2 sq.m.) approx.
 979 sq.ft. (91.0 sq.m.) approx.
 782 sq.ft. (72.6 sq.m.) approx.

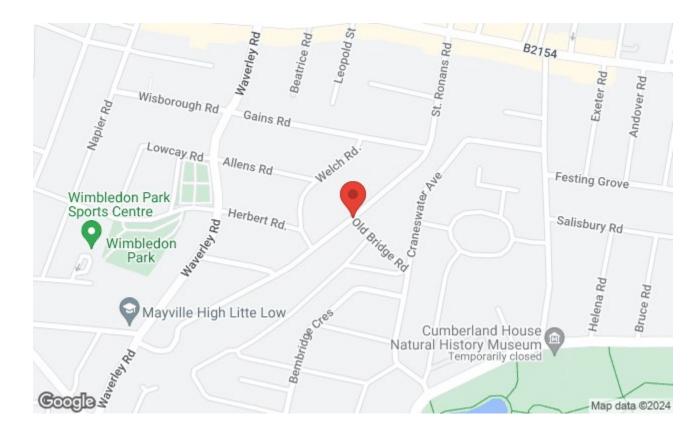






TOTAL FLOOR AREA: 3558 sq.ft. (330.5 sq.m.) approx.

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 guarante as to their operability or efficiency can be given.



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



Guide Price £595,000



St. Ronans Road, Southsea PO4 0PP





HIGHLIGHTS

- CURRENTLY A CARE HOME
- ♣ UP TO EIGHT BEDROOMS
- ROOMS OVER FOUR FLOORS
- OFFERED WITH NO CHAIN
- REQUESTED LOCATION
- PERIOD HOME
- INVESTMENT OPPORTUNITY
- OVER 3000 SQ FEET
- CALL TO VIEW

** EXCEPTIONAL SIZE PERIOD RESIDENCE OFFERED CHAIN FREE **

We are delighted to offer to market this impressive Southsea period residence currently operating as a care home. The home will be offered chain free and offers an opportunity to transform back into a residential home or possibly convert to flats / apartments (subject to the relevant permissions being granted)

The accommodation is split over 4 floors with an impressive basement floor and up to 8 bedrooms currently found over the top 3 floors. You will find a great size lounge, a large

kitchen and dining room as well as a further office space giving you substantial and flexible accommodation to use as you see fit.

The location is hugely popular with many homes in the area having either been converted or benefitted from investment into substantial family homes. The schooling close by is exceptional and both the Seafront and Southsea's restaurants and cafes are all very easily accessible.

The property is available to be offered with no onward chain so please call us to arrange an early internal inspection.

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



PROPERTY INFORMATION

LOUNGE 18'5" x 15'3" (5.61m" x 4.65m")

BEDROOM 1

14'11" x 13'7" (4.55m" x 4.14m")

EN-SUITE SHOWWER ROOM

DINING ROOM

19'9" x 12'3" (6.02m" x 3.73m")

12'3" x 12'3" (3.73m" x 3.73m")

BEDROOM 2 18'6" x 11'11" max (5.64m" x 3.63m"

OFFICE 11'4" x 10'7" (3.45m" x 3.23m")

BEDROOM 3 14'11" x 13'7" (4.55m" x 4.14m")

BATHROOM 7'7" x 5'5" (2.31m" x 1.65m")

BATHROOM 8'2" x 7'11" (2.49m" x 2.41m")

BEDROOM 4 14'5" x 12'5" (4.39m" x 3.78m")

BEDROOM 5 20'5" x 13'8" (6.22m" x 4.17m")

BEDROOM 6 13'11" x 9'6" (4.24m" x 2.90m")

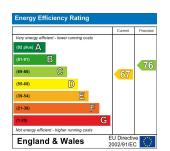
BEDROOM 7 13'9" x 9'0" (4.19m" x 2.74m")

12'4" x 12'4" (3.76m" x 3.76m") ANTI-MONEY LAUNDERING

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 through. you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms borrowing power, what interest rates of identification for each purchaser. A you are eligible for, submitting an proof of address and proof of name document is required. Please note we mortgage application, and ways to cannot put forward an offer without the AML check being completed

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

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

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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

If you're looking for advice on agreement in principle, placing the full protect your health, home, and income, look no further!

COUNCIL TAX BAND F Portsmouth City Council: BAND F



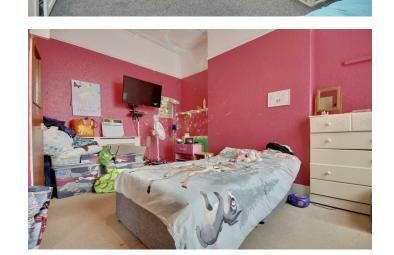














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