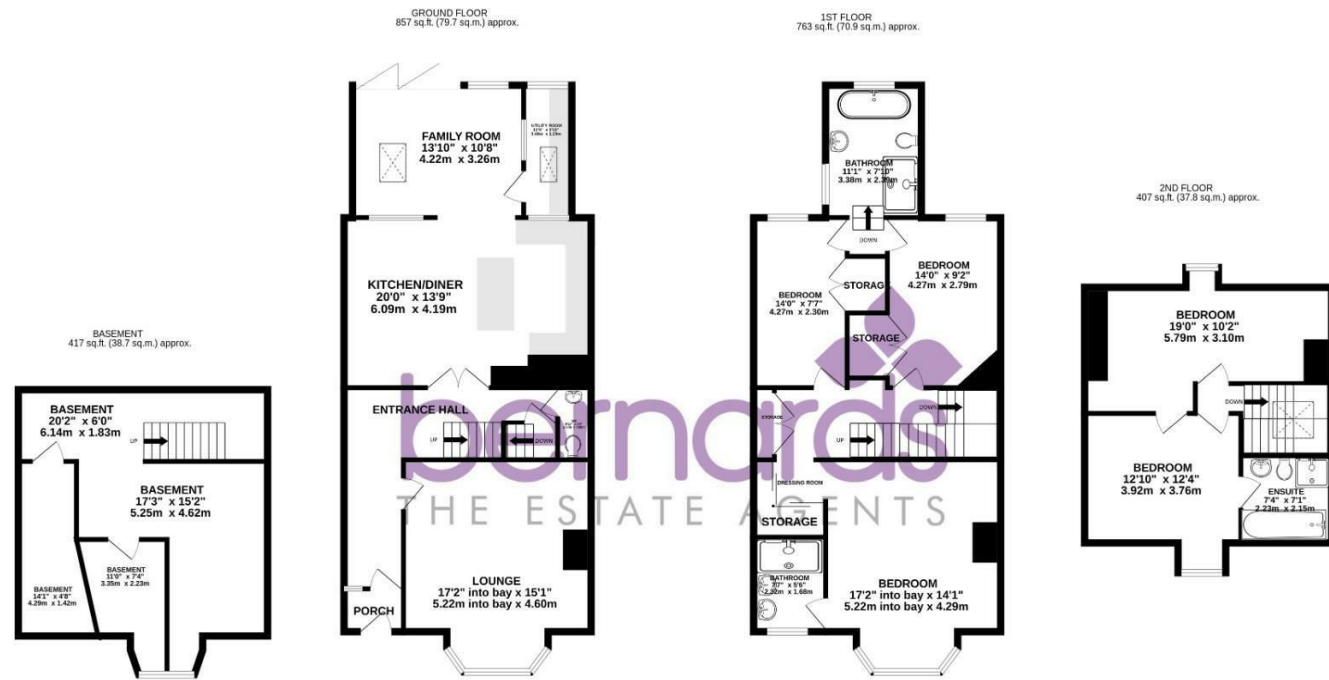


**FOR SALE**

£745,000

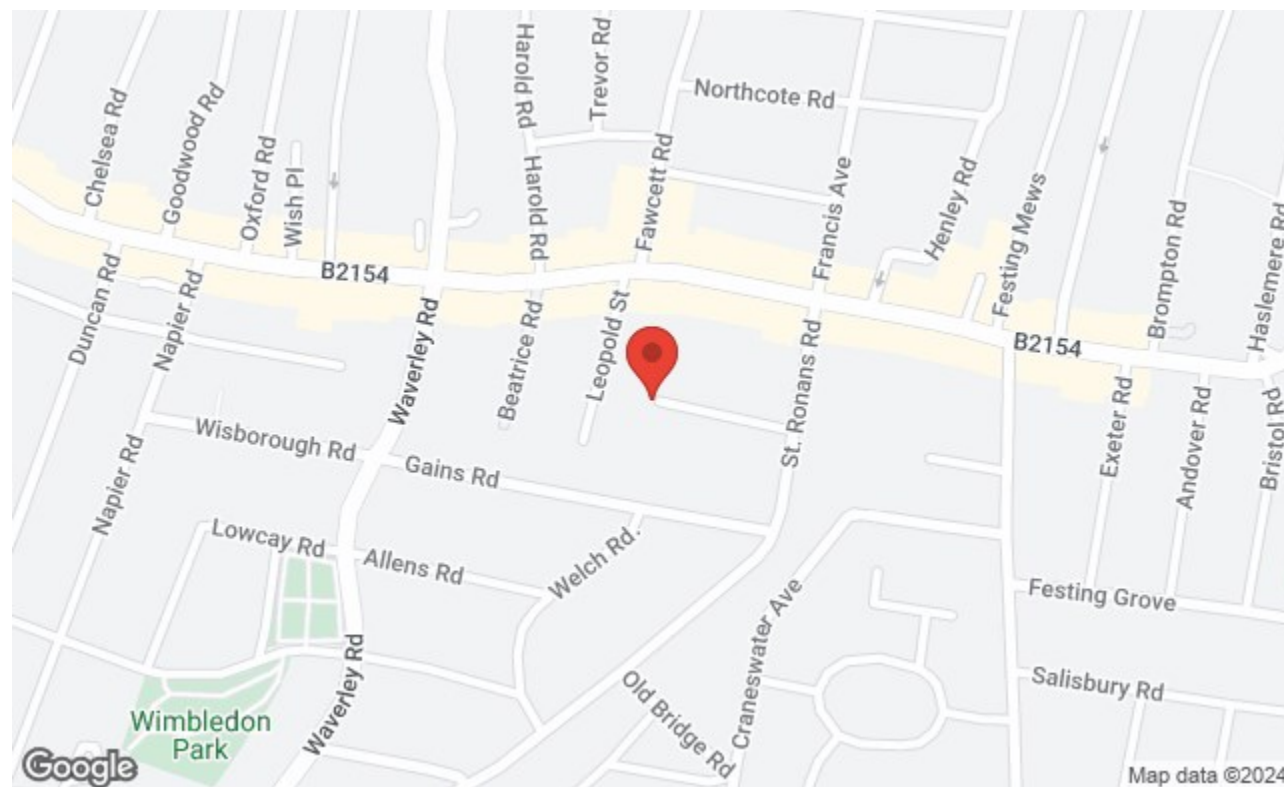
St. Ronans Avenue, Southsea PO4 0QE

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2444 sq.ft. (227.1 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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5 Bedrooms, 3 Bathrooms, 3 Living Areas

**HIGHLIGHTS**

- ❖ STUNNING SOUTHSEA RESIDENCE
- ❖ 5 BEDROOMS
- ❖ 3 BATHROOMS
- ❖ PERIOD FEATURES AND MODERN FINISH
- ❖ OFF ROAD PARKING
- ❖ ACCOMMODATION OVER 4 FLOORS
- ❖ OPEN PLAN LIVING AT IT'S BEST
- ❖ IMPRESSIVE GARDEN
- ❖ PERFECT FAMILY HOME
- ❖ MUST VIEW PROPERTY

**\*\* STUNNING PERIOD PROPERTY IN POPULAR SOUTHSEA CUL-DE-SAC WITH PARKING \*\***

We are thrilled to bring to market this exquisite period home tucked away in a highly requested part of Southsea. Situated at the end of a cul-de-sac, this 5 bedroom terraced home with accommodation over 3 floors comes with OFF ROAD PARKING, south facing garden and a large cellar.

As you step inside, you'll be blown away by the size of the accommodation on offer. The front lounge provides a formal and relaxing space to be enjoyed whilst the open plan kitchen / diner / family room delivers the backdrop for family time and entertaining. Bifold doors open onto a large landscaped garden comprising of patio, lawn and substantial shed for storage. The garden also benefits from rear access.

A separate utility room and WC complete the downstairs layout. Additionally, the cellar area is on hand below the entrance floor, ideal as a workshop or for storage.

The upper floor accommodation is arranged over 2 levels with 5 bedrooms. All are bright and airy, incorporating original features with two benefiting en-suite facilities and a Jack & Jill bathroom available between bedrooms 2 & 3.

The location is highly sought after, offering off road parking for 2 cars and close to a number of schools, parks and the seafront. With an abundance of period features complimented by a fresh modern feel throughout, this really is an exceptional home to be proud of. Must be viewed to be fully appreciated.

joe@bernardsea.co.uk  
8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



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





# PROPERTY INFORMATION

## BASEMENT

### LOUNGE

17'2" x 15'1" (5.23m x 4.60m)

### WC

### KITCHEN / DINER

20'0" x 13'9" (6.10m x 4.19m)

### FAMILY ROOM

13'10" x 10'8" (4.22m x 3.25m)

### UTILITY ROOM

### BEDROOM 1

17'2" x 14'1" (5.23m x 4.29m)

### DRESSING AREA

### EN-SUITE SHOWER ROOM

### BEDROOM 2

14'0" x 9'2" (4.27m x 2.79m)

### BEDROOM 3

14'0" x 7'7" (4.27m x 2.31m)

### BATHROOM

11'1" x 7'10" (3.38m x 2.39m)

### BEDROOM 4

12'10" x 12'4" (3.91m x 3.76m)

### EN-SUITE BATHROOM

7'4" x 7'1" (2.24m x 2.16m)

### BEDROOM 5

19'0" x 10'2" max (5.79m x 3.10m max)

### 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

### COUNCIL TAX BAND D

Portsmouth City Council: BAND D

### 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

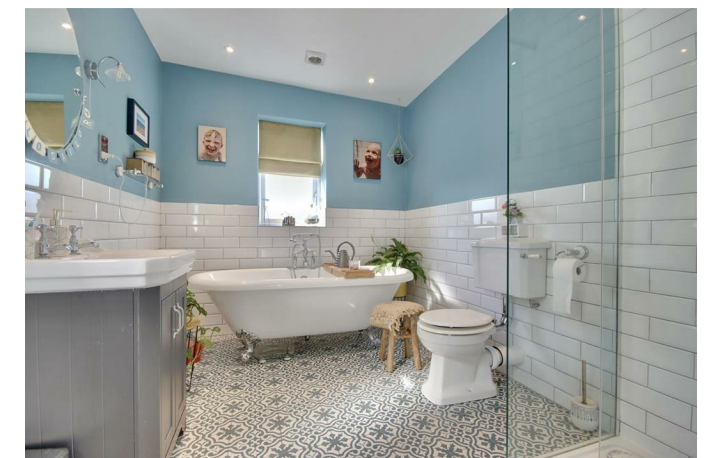
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

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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	
65	77
EU Directive 2002/91/EC	
England & Wales	

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