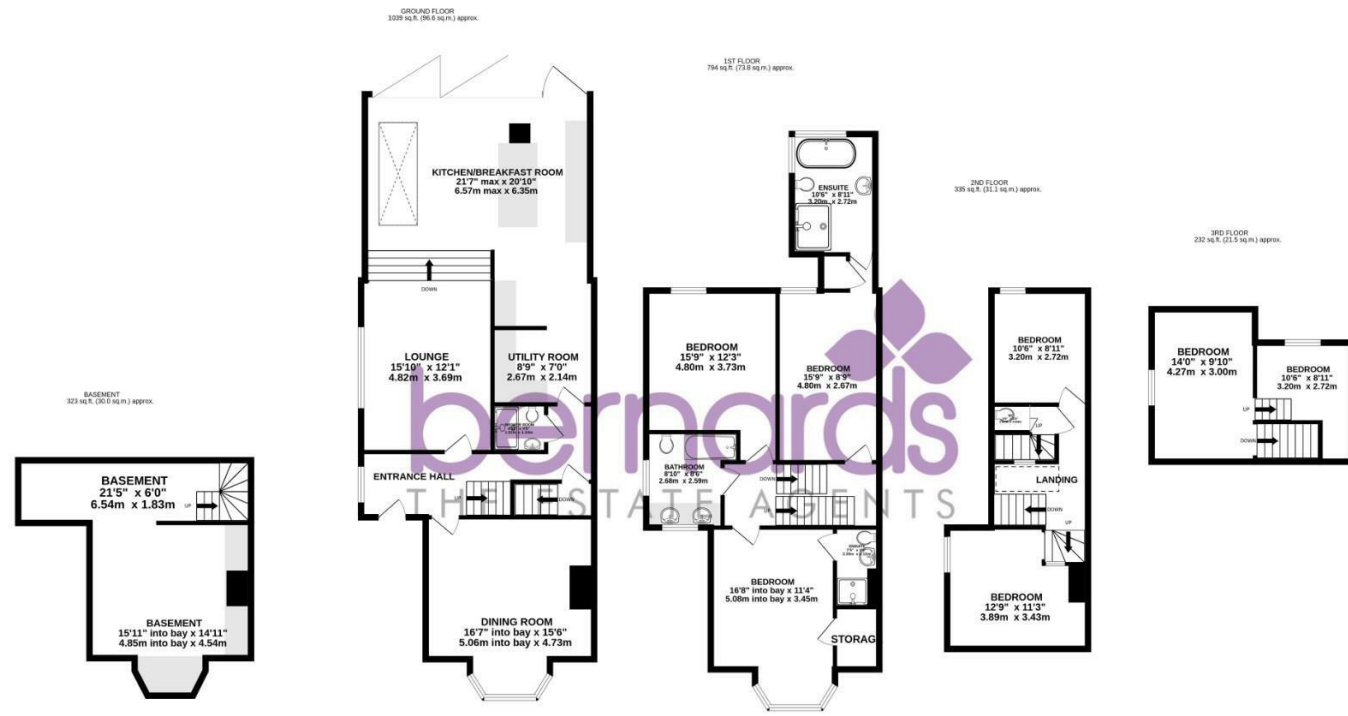


FOR SALE

Offers In Excess Of £800,000

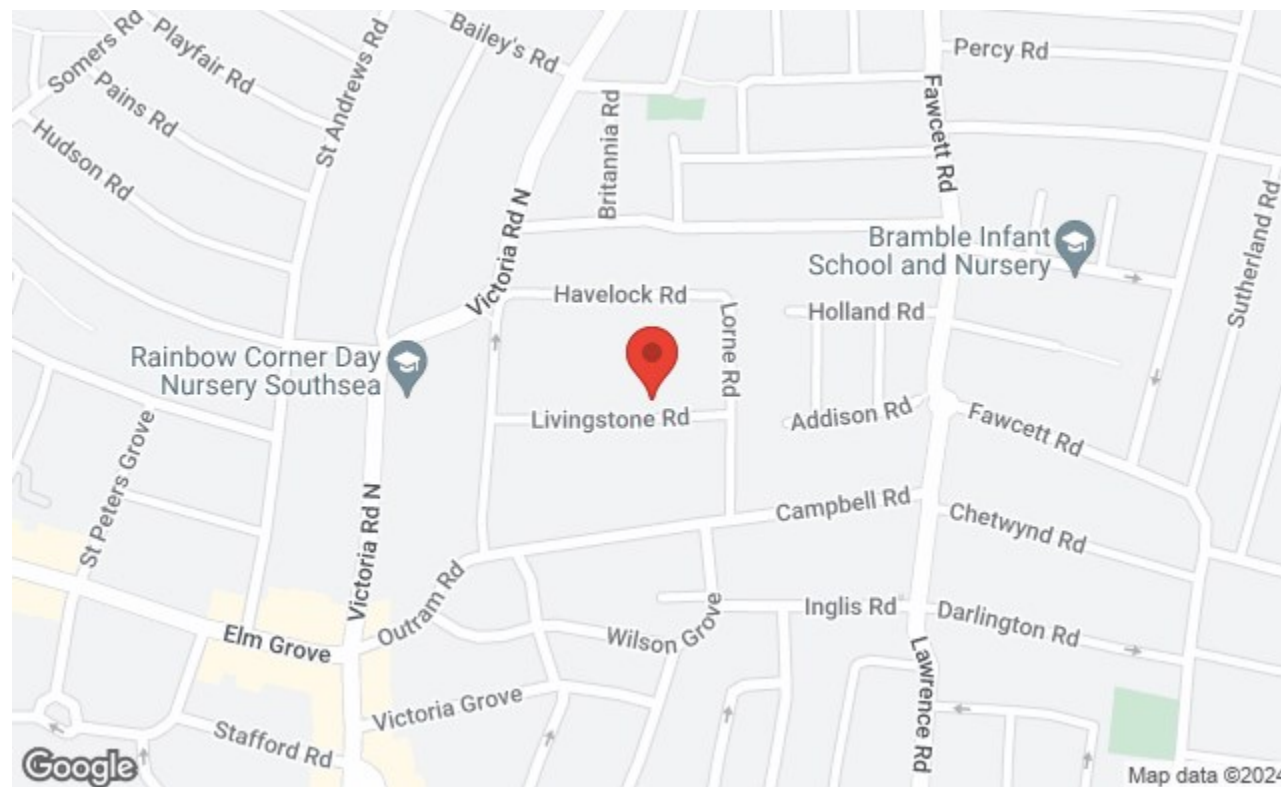
Livingstone Road, Southsea PO5 1RS

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 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. Made with Metropix ©2023



HIGHLIGHTS

- STUNNING SOUTHSEA RESIDENCE
SET OVER 4 FLOORS
EXCEPTIONAL FINISH THROUGHOUT
FLEXIBLE ACCOMMODATION
5 BEDROOMS MINIMUM
IMPRESSIVE OPEN PLAN ARRANGEMENT
LARGE GARDEN
PERIOD FEATURES AND MODERN FINISH
OFFERED CHAIN FREE
MUST VIEW HOME

** STUNNING PERIOD SOUTHSEA RESIDENCE OFFERED CHAIN FREE **

We are absolutely delighted to bring to market this exquisite large semi detached house in Southsea. Having undergone significant change over the last few years, the current owners have created a breathtaking abode that can be enjoyed for years to come.

From the first impression as you make your way to the grand front door to the feeling of light and space once inside, you can't help but be captivated. A nice size reception room at the front of the home offers a dining room or home office as you see fit. Undoubtedly the heart of the home is the incredible open plan lounge / kitchen breakfast room arrangement that is nothing short of spectacular. With bi-fold doors opening into a generous garden, this is a space that will be enjoyed throughout the year,

especially with the under floor heating.

The basement has been tanked offering further usable space and you'll find an abundance of rooms and bathrooms over the 4 floors that can be used as you wish. There are a minimum of 5 bedrooms, 2 being serviced by en-suite facilities and a further two rooms that could be a play room, dressing room, study, hobby room or however you see them working for you. A lovely family bathroom is also on hand making the perfect home for a large family or when you have regular visitors. The guest bedroom bathroom also has steam / sauna facilities for added luxury!

The location is hugely popular with it being in a conservation area and offering parking. The home is offered with no forward chain and we would certainly recommend an internal visit to appreciate the finish on offer.

jordan@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

DINING ROOM / HOME OFFICE

16'7" x 15'6" (5.05m x 4.72m)

LOUNGE

15'10" x 12'1" (4.83m x 3.68m)

KITCHEN / BREAKFAST ROOM

21'7" x 20'10" max (6.58m x 6.35m max)

UTILITY ROOM

8'9" x 7'0" (2.67m x 2.13m)

SHOWER ROOM

BEDROOM 1

16'8" x 11'4" (5.08m x 3.45m)

EN-SUITE SHOWER ROOM

BEDROOM 2

15'9" x 8'9" (4.80m x 2.67m)

EN-SUITE BATHROOM

BEDROOM 3

15'9" x 12'3" (4.80m x 3.73m)

FAMILY BATHROOM

BEDROOM 4

12'9" x 11'3" (3.89m x 3.43m)

BEDROOM 5

10'6" x 8'11" (3.20m x 2.72m)

WC

PLAY ROOM / BEDROOM 6

14'0" x 9'10" (4.27m x 3.00m)

STUDY / BEDROOM 7

10'6" x 8'11" (3.20m x 2.72m)

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 E

Portsmouth City Council: BAND E

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.

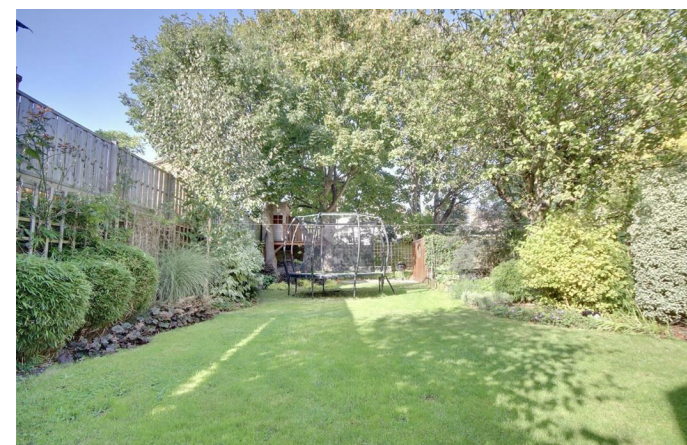
SOLICITOR

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.

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!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	75
(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

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