

FOR SALE

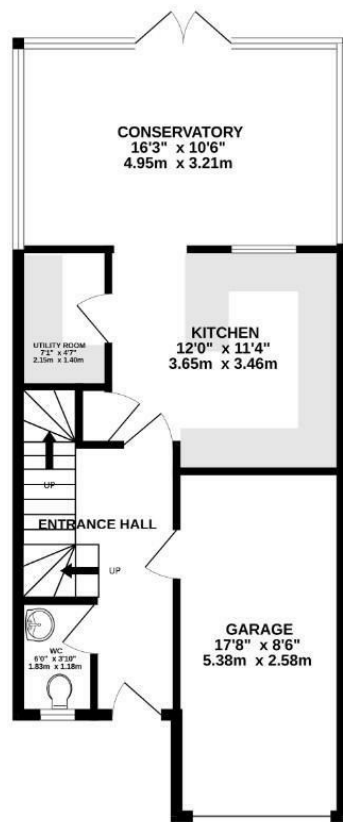
£595,000

Churchill Square, Southsea PO4 9XL

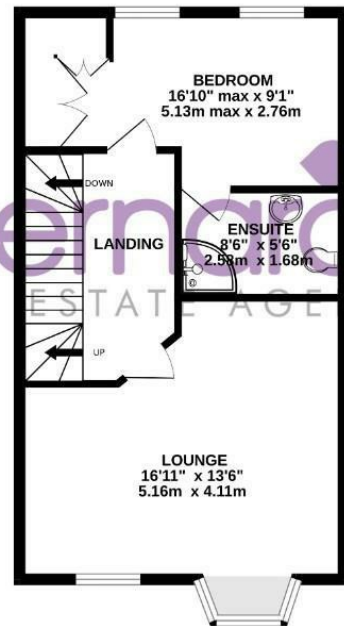
bernards
THE ESTATE AGENTS



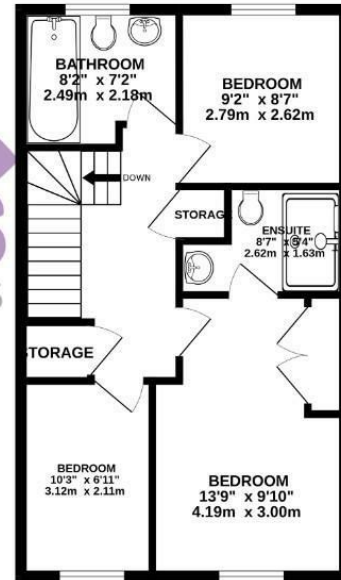
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



4 bedrooms, 3 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ EXCEPTIONAL TOWNHOUSE
- ❖ REQUESTED PRIVATE ESTATE
- ❖ 4 BEDROOMS
- ❖ TWO EN-SUITE SHOWER ROOMS
- ❖ STUNNING CONSERVATORY
- ❖ OFF ROAD PARKING & GARAGE
- ❖ OVER 3 FLOORS
- ❖ IMPRESSIVE GARDENS
- ❖ WONDERFUL FAMILY HOME
- CALL TO VIEW

**** EXCEPTIONAL TOWNHOUSE IN REQUESTED MARINE GATE ESTATE ****

We are thrilled to bring to market this fabulous 4 bedroom townhouse in the highly popular Marine Gate estate in Eastney. Set over 3 floors and offering an abundance of accommodation, this home offers a blend of privacy, coastal living and modern decor that makes this a joy to behold.

Situated on Churchill Square, the home has much to shout about, starting with a garage, parking and a electric car charging point. Once inside, you're greeted by an impressive kitchen that opens up into a wonderful conservatory area offering a superb space for a dining table and family

area. This is a hugely sociable space which leads into a lovely rear garden when the sun shines.

On the first floor you'll find an impressive size lounge overlooking the communal garden areas which are so beautifully maintained. The bedroom on this floor is also serviced by an en-suite. On the 2nd floor you'll find a further 3 bedrooms, another of which has the benefit of an en-suite, as well as a family bathroom.

The location is superb with it being secluded but central to everything at the same time. You have some wonderful communal spaces within the estate, including tennis courts to be enjoyed. You are a short distance to the seafront to enjoy the sea air when desired. A superb home that must be viewed to be fully appreciated

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



PROPERTY INFORMATION

- GARAGE**
17'8" x 8'6" (5.38m x 2.59m)
- WC**
- KITCHEN**
12'0" x 11'4" (3.66m x 3.45m)
- UTILITY**
7'1" x 4'7" (2.16m x 1.40m)
- CONSERVATORY**
16'3" x 10'6" (4.95m x 3.20m)
- LOUNGE**
16'11" x 13'6" (5.16m x 4.11m)
- BEDROOM 1**
16'10" x 9'1" max (5.13m x 2.77m) max)
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
13'9" x 9'10" (4.19m x 3.00m)
- EN-SUITE SHOWER ROOM**
- BEDROOM 3**
10'3" x 6'11" (3.12m x 2.11m)
- BEDROOM 4**
9'2" x 8'7" (2.79m x 2.62m)

FAMILY BATHROOM
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
LEASEHOLD INFORMATION
Management Company : Lease Length : 962 YEARS
Ground Rent : Service Charge : 477 P/A

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.

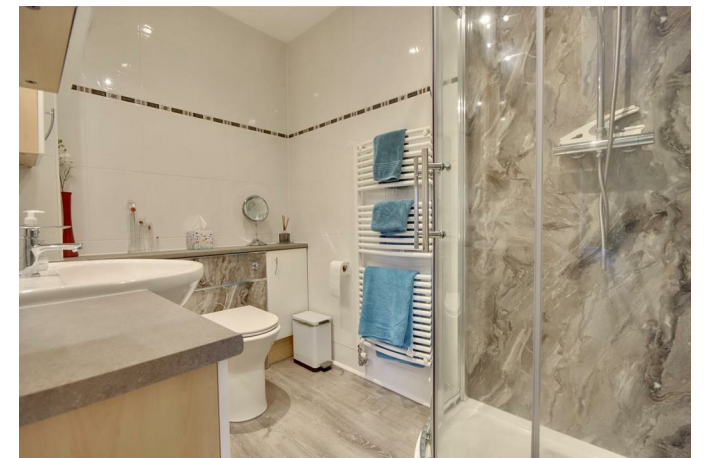
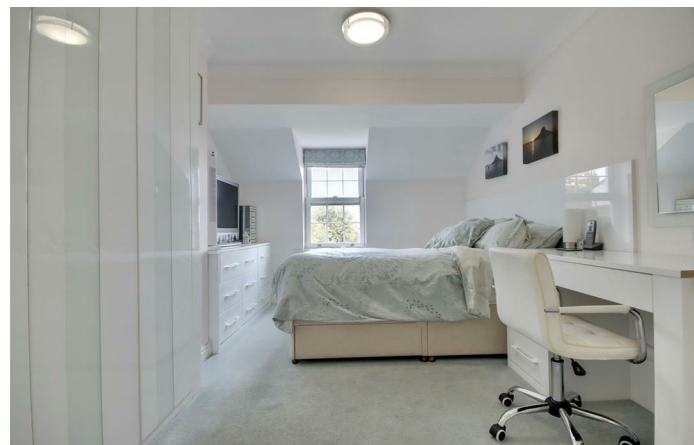
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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
75	86

Very energy efficient - lower running costs
(12 kWh) 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

EU Directive 2002/91/EC
England & Wales



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