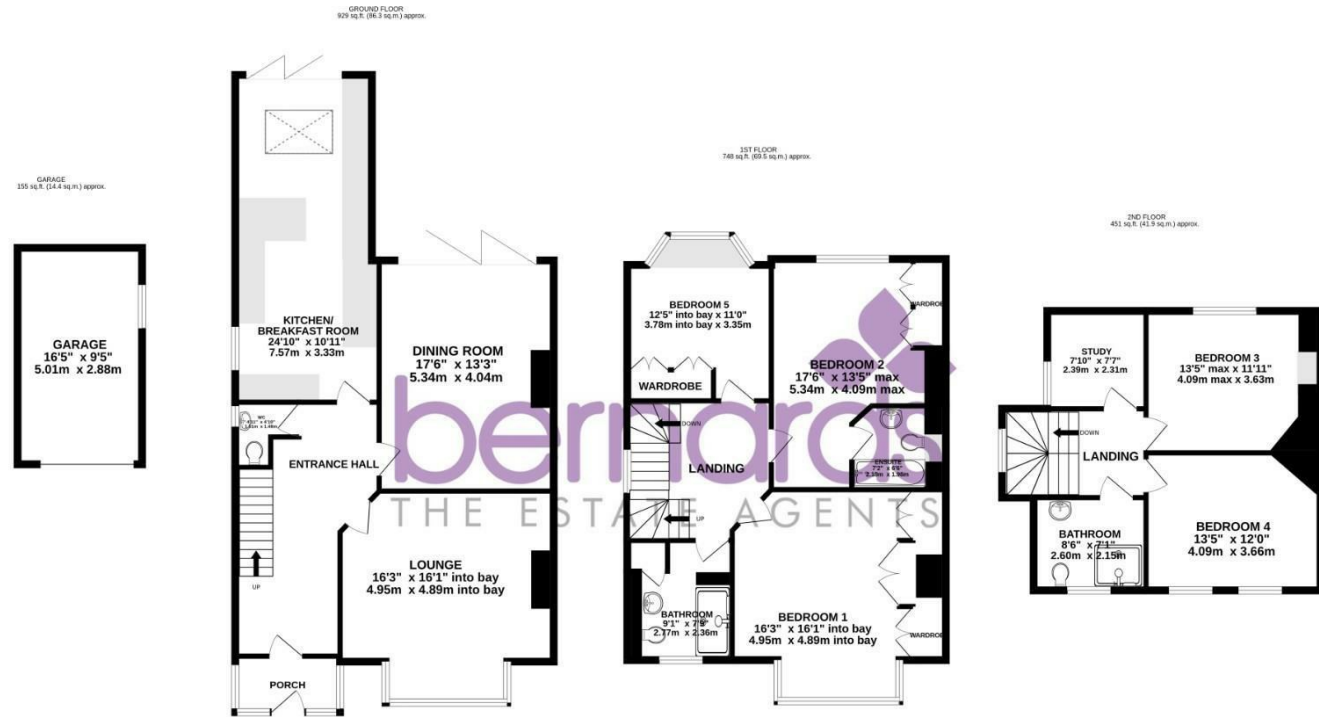


FOR SALE

Asking Price £800,000

Parkstone Avenue, Southsea PO4 0QZ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 2283 sq.ft. (212.1 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. Made with Metropix ©2023



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



5 3 2

HIGHLIGHTS

- LARGE 1930s RESIDENCE WITH PERIOD FEATURES
- ROOMS OVER 3 FLOORS
- SPACIOUS KITCHEN DINER
- 5 BEDROOMS
- STUDY / HOME OFFICE
- 3 BATHROOMS
- OFF ROAD PARKING & GARAGE
- CRANESWATER LOCATION
- CLOSE TO THE SEAFRONT
- IDEAL FAMILY HOME

** EXCEPTIONAL FAMILY RESIDENCE IN HIGHLY REQUESTED SOUTHSEA LOCATION **

We are absolutely delighted to bring to market this wonderful family home in the popular Craneswater residential area of Southsea. With accommodation split over 3 floors, this lovely home offers an enviable blend of space, style and prime location that many families desire.

An entrance porch leads to a big hallway with cloakroom. The generous bay fronted lounge with striking original features and impressive fireplace will instantly catch your eye. The large dining room also has an open fireplace with bi-folds opening onto the patio, offering a great space for socialising and family get togethers. The impressive contemporary open plan kitchen / diner is light, airy and will undoubtedly be the hub for everyday living; a second set of bi-folds opens to the rear garden and south west facing

sun deck.

Over the top two floors you will find a total of 5 spacious double bedrooms, one of which is ensuite; two family bathrooms and a separate study /office. This house offers versatility, space and comfort whatever your needs, being an elegant blend of classic charm, contemporary style and practicality.

The property has off-road parking as well as a good size garage with a fully boarded mezzanine. The rear garden, with sun deck and lawn is in keeping with the area and the location is second to none. Surrounded by similar style homes and a short walk to the seafront, Canoe Lake, Southsea Castle and central Southsea, this is a superb opportunity to secure a fabulous home. There is a good selection of well rated local schools nearby plus both local transport and road links out of the city, with Fratton station offering a direct line to London Waterloo

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



PROPERTY INFORMATION

LOUNGE
16'3" x 16'1" into bay (4.95m" x 4.90m" into bay)

DINING ROOM
17'6" x 13'3" (5.33m" x 4.04m")

KITCHEN / BREAKFAST ROOM
24'10" x 10'11" (7.57m" x 3.33m")

WC

BEDROOM 1
16'3" x 16'1" into bay (4.95m" x 4.90m" into bay)

BEDROOM 2
17'6" x 13'5" max (5.33m" x 4.09m" max)

EN-SUITE BATHROOM

BEDROOM 5
12'5" into bay x 11'00" (3.78m" into bay x 3.35m")

FAMILY BATHROOM
9'1" x 7'9" (2.77m" x 2.36m")

BEDROOM 3
13'5" max x 11'11" (4.09m" max x 3.63m")

BEDROOM 4
13'5" x 12'0" (4.09m" x 3.66m")

STUDY
7'10" x 7'7" (2.39m" x 2.31m")

BATHROOM
8'6" x 7'1" (2.59m" x 2.16m")

GARAGE
16'5" x 9'5" (5.00m" x 2.87m")

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 F
Portsmouth City Council: BAND F

OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are

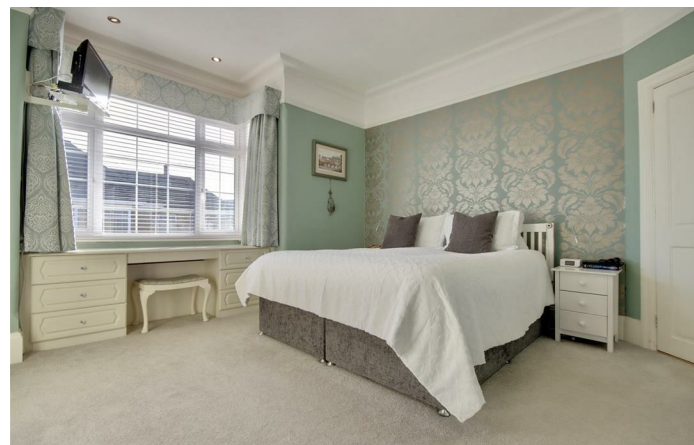
marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 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	
51	69
EU Directive 2002/91/EC	
England & Wales	



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