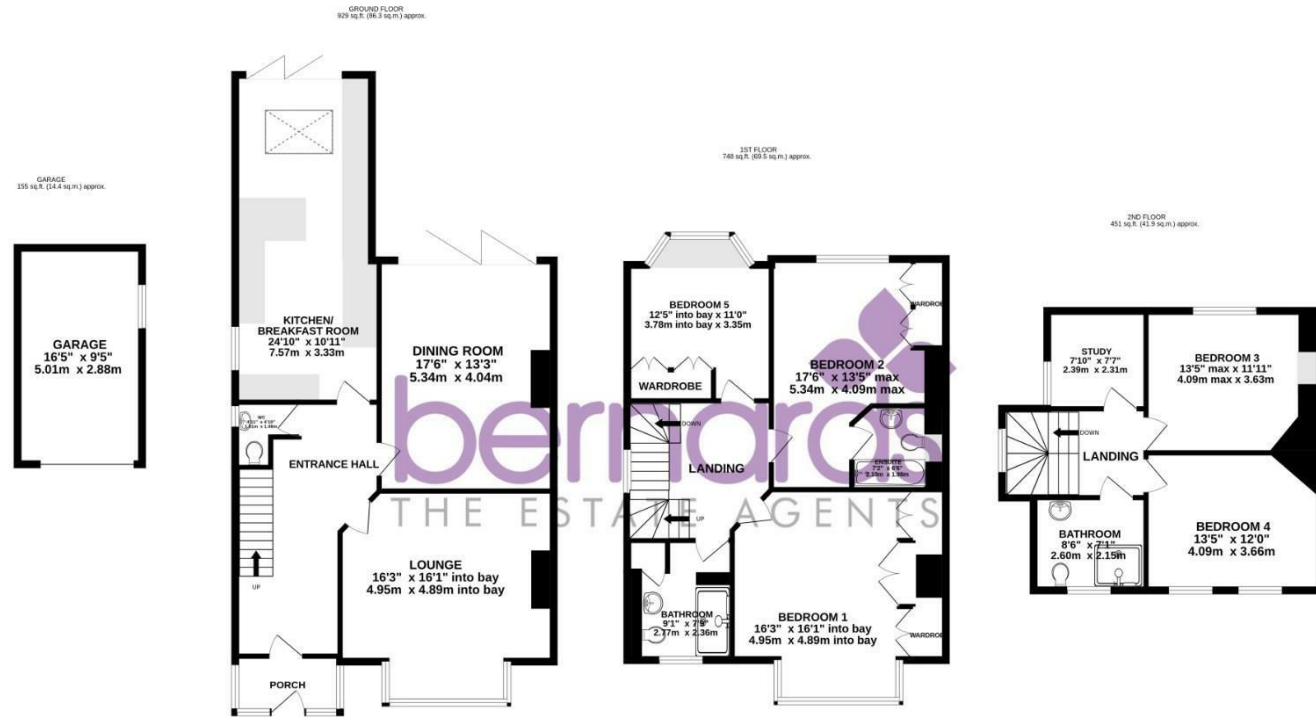


FOR SALE

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 Bedrooms, 3 Bathrooms, 2 Living Areas

### 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 HOME IN HIGHLY REQUESTED SOUTHSEA LOCATION \*\*

We are delighted to introduce you to this wonderful family home in the popular Craneswater residential area of Southsea. Split over 3 floors, it offers an enviable blend of space, style and prime location that families value.

As you enter the house you are welcomed into a spacious hallway, leading to the living room, dining room, guest cloakroom and kitchen. The generous bay fronted living room retains its original features together with an impressive fireplace. The spacious dining room is fitted with bi-fold doors, opening onto the patio and garden which is a great space for socialising and family get togethers.

The impressive open plan kitchen / diner is light, airy and the hub for everyday living; a second set of bi-folds open to the rear garden and south west facing sun deck. With two ovens, gas hob, American style fridge/freezer, underfloor heating and plenty of built

in storage, this kitchen has been thoughtfully designed by the current owners.

Set across the top two floors are five double bedrooms, one with an en-suite; two family bathrooms and a separate study /office. This house offers versatility, space, storage and comfort whatever your needs in an elegant blend of classic charm, contemporary style and practicality.

The property benefits from the convenience of off-road parking and a good size garage with a fully boarded mezzanine. The easily maintained rear garden has a sun deck and lawn plus a garden shed at the side of the house.

Parkstone Avenue is a short walk to the seafront, Canoe Lake, Southsea Castle, Albert Road and central Southsea. There are a range of local schools nearby, including Craneswater Junior and Mayville High School. There are good local transport and road links out of the city and Fratton station provides 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.

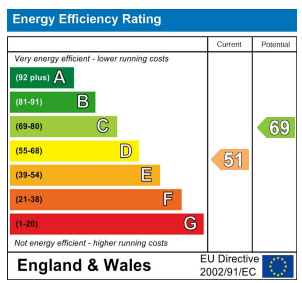
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## SELLERS TALE

Before we moved to Southsea, we had been visiting for years and had come to love the area. We always aspired to live by the sea and when our children moved out, we decided to make the move. After a good number of viewings we viewed Crossways and the minute we entered the hallway, looked down the kitchen into the garden, we knew this was the home for us. We wanted a home large enough to welcome our children into, space for 2 home offices and a dedicated crafting room, together with sunny outside space, all of which we achieved.

We bought the house in 2018 planning to stay indefinitely so invested in it. The house has been decorated throughout. We replaced the old kitchen with the lovely one you see today, installed bi-folds in both the dining room and kitchen together with a ceiling lantern, creating the indoor/ outdoor living feel we had always wanted; we replaced both bay windows, the inner front door together with double glazing its surrounding panels, fitted a new walk in shower in the main bathroom, a new shower room on the 2nd floor and built the garden decking. It's been a fabulous home for us and our family. Proximity to the beach, Southsea Common, shops, restaurants and Esplanade have all been great, together with loving our summertime at home enjoying our sunny garden.

Fate, it transpired had something else in store for us. In the past two years both our children have moved to Plymouth thus our motivation for selling our lovely home. We'll be very sad to leave & move on from here but Devon and our grandchild are calling us onto an exciting new chapter in our lives. "



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