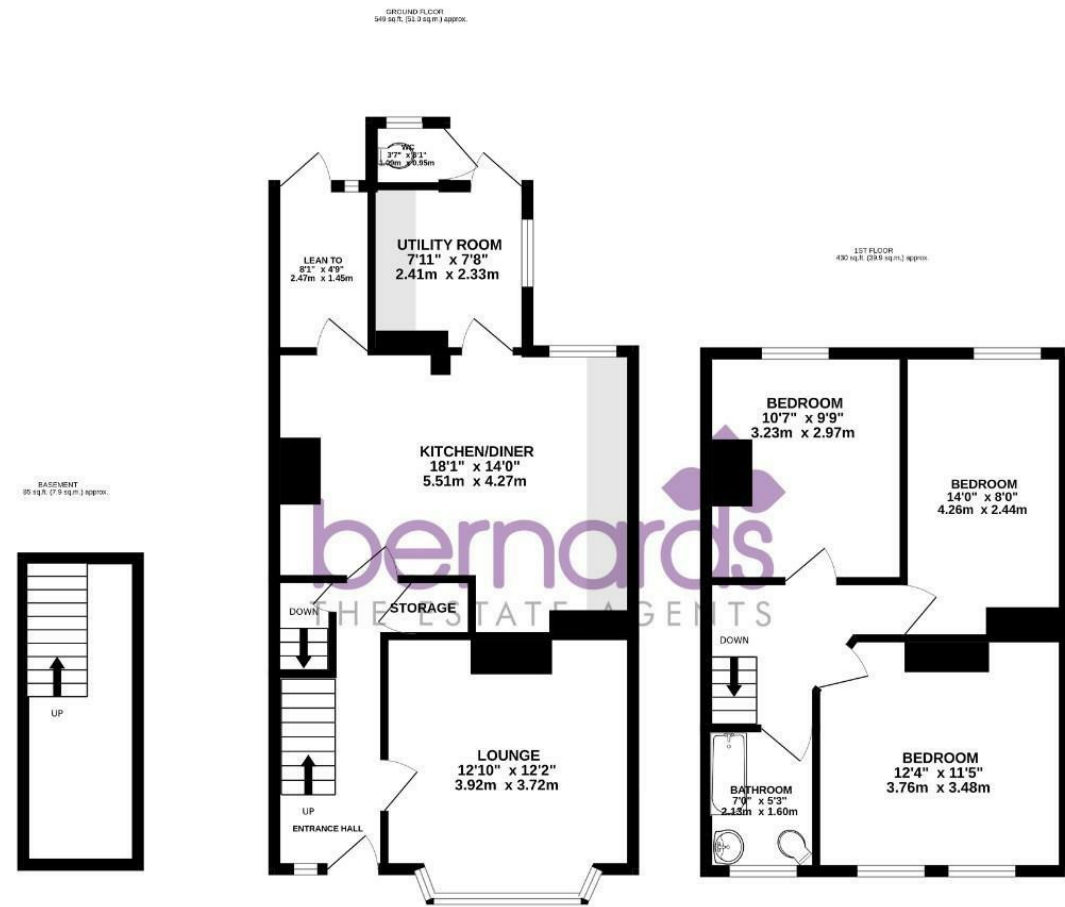


FOR SALE

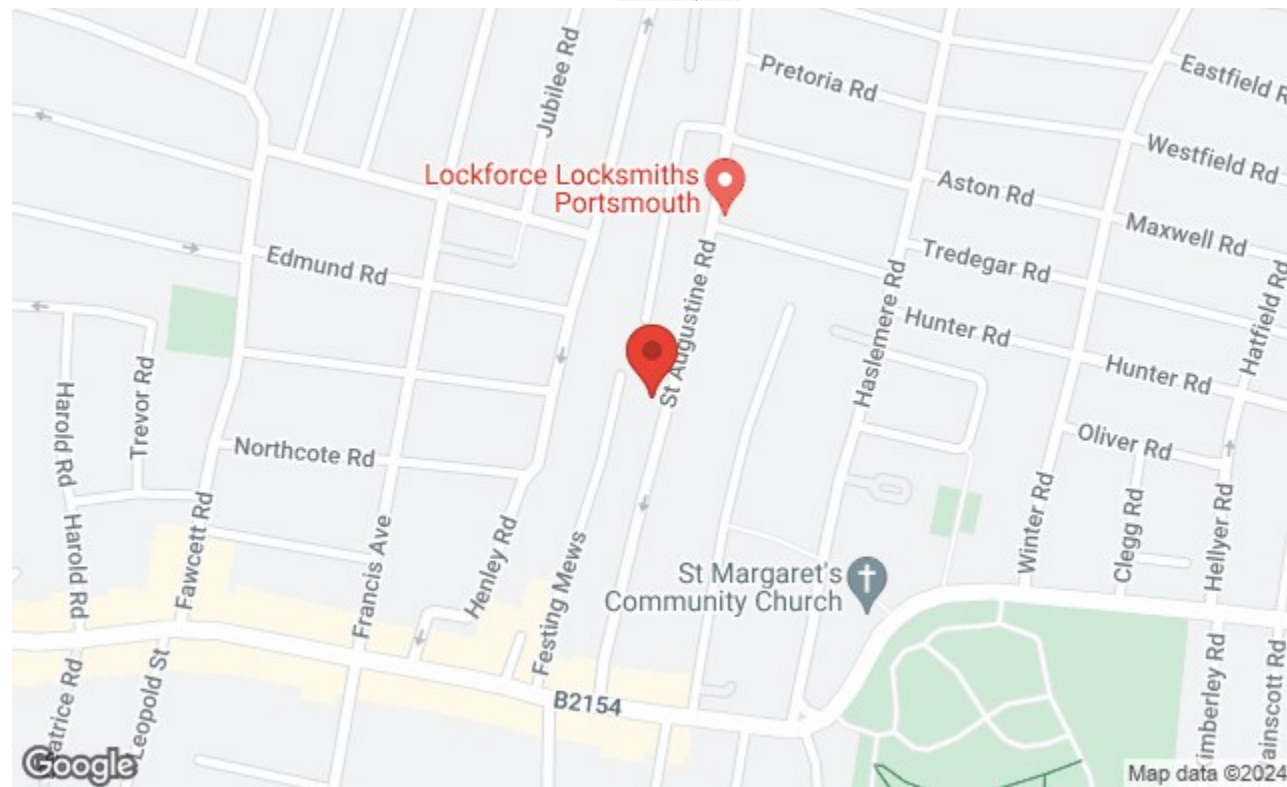
£365,000

St. Augustine Road, Southsea PO4 9AA

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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### HIGHLIGHTS

- REFURBISHED SOUTHSEA HOME
- TERRACED HOUSE
- OPEN PLAN KITCHEN DINER
- SEPARATE LOUNGE
- FIRST FLOOR BATHROOM
- THREE BEDROOMS
- BASEMENT
- IDEAL FAMILY HOME
- REQUESTED LOCATION
- OFFERED CHAIN FREE

**\*\* EXCEPTIONAL SOUTHSEA HOME RECENTLY RENOVATED WITH NO CHAIN \*\***

We are delighted to bring to market this superb Southsea home that has undergone a recent programme of renovation and now offers a great opportunity to move into a property in a very popular location.

The home offers that perfect blend of space and finish allowing you to move straight in and add the personal touches. A nice size lounge sits at the front of the property whilst an open plan kitchen diner sits in the middle of the property and is undoubtedly the heart of the home. A

further utility room and lean to offer those extra touches as well as a downstairs WC, essential for when you have a house full.

On the first floor you will find the traditional layout of 3 bedrooms and a family bathroom whilst you have the extra benefit of a basement area to use as you see fit. The updating has been well thought out and carefully considered for couple and families alike,

The location is very popular with it being a one way road and within striking distance of Albert Road and all on offer there whilst you can take a short stroll and you are at the seafront. With no onward chain, this is a great opportunity and a must view

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



Call today to arrange a viewing  
02392 864 974  
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# PROPERTY INFORMATION

## BASEMENT

**LOUNGE**  
12'10" x 12'2" (3.91m" x 3.71m")

**KITCHEN / DINER**  
18'1" x 14'0" (5.51m" x 4.27m")

**UTILITY ROOM**  
7'11" x 7'8" (2.41m" x 2.34m")

**LEAN TO**  
8'1" x 4'9" (2.46m" x 1.45m")

## WC

**BEDROOM 1**  
12'4" x 11'5" (3.76m" x 3.48m")

**BEDROOM 2**  
14'0" x 8'0" (4.27m" x 2.44m")

**BEDROOM 3**  
10'7" x 9'9" (3.23m" x 2.97m")

**BATHROOM**  
7'0" x 5'3" (2.13m" x 1.60m")

## 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 B

Portsmouth City Council: BAND B

## 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.

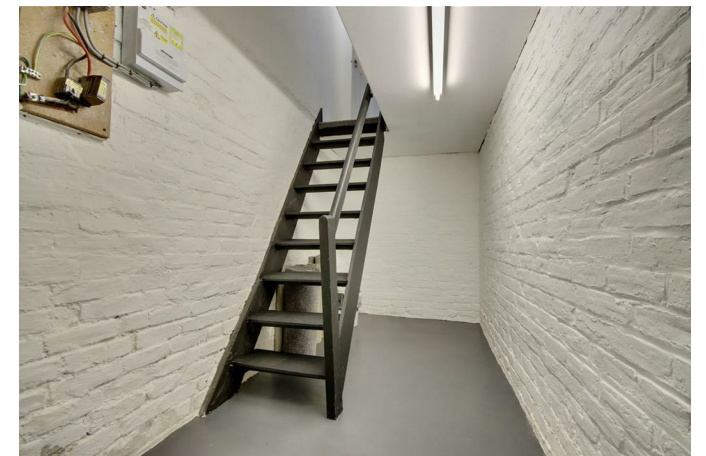
## SOLICITOR

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) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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