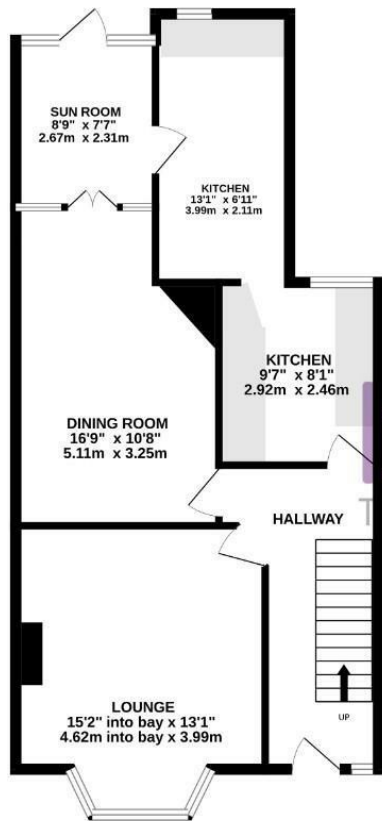


GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



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



2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Offers In Excess Of £475,000

Lindley Avenue, Southsea PO4 9NU



## HIGHLIGHTS

- IMPRESSIVE TERRACED HOUSE
- OVER 3 FLOORS
- 4 BEDROOMS
- 2 BATHROOMS
- LARGE ACCOMMODATION
- POPULAR LOCATION
- WALKING DISTANCE TO SEAFRONT
- 2 RECEPTION ROOMS
- IDEAL FAMILY HOME
- CALL TO VIEW

\*\* EXTENDED FAMILY HOME IN PRIME SOUTHSEA LOCATION \*\*

We are delighted to offer to market this extended terraced house in ever popular Lindley Avenue. With exceptional accommodation over 3 floors, this great home is ideal for an established or growing family to enjoy for years to come.

As you step inside you'll be taken a back by how much is on offer. A formal lounge sits at the front of the home whilst the second reception room leads into a further sun room offering bundles of options to set the house up as you see fit. The kitchen is

split into two areas offering a significantly bigger space than the average in the area.

On the first floor you'll find two generous size double bedrooms and a good single with a family bathroom. A wonderful loft conversion offers a further bedroom complete with ensuite and walk in wardrobe, a huge bonus with a family in tow.

The location is superb with it being in a very popular road and within walking distance of the seafront. With all the cafes, bars and restaurants also in striking distance, this is a fantastic opportunity that must be viewed to appreciate what is on offer.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

15'2" x 13'1" max (4.62m" x 3.99m' max )

## DINING ROOM

16'9" x 10'8" max (5.11m" x 3.25m" max )

## KITCHEN

9'7" x 8'1" (2.92m" x 2.46m")

## KITCHEN

13'1" x 6'11" (3.99m" x 2.11m")

## SUN ROOM

8'9" x 7'7" (2.67m" x 2.31m")

## BEDROOM 1

15'1" x 13'1" max (4.60m" x 3.99m" max )

## BEDROOM 2

12'10" x 10'9" (3.91m" x 3.28m")

## BEDROOM 3

9'6" x 8'0" (2.90m" x 2.44m")

## BATHROOM

5'11" x 5'6" (1.80m" x 1.68m")

## BEDROOM 4

13'9" x 9'11" (4.19m" x 3.02m")

## WALK IN WARDROBE

## EN-SUITE

7'8" x 7'2" (2.34m" x 2.18m")

## 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 C

Portsmouth City Council: BAND C

## 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.

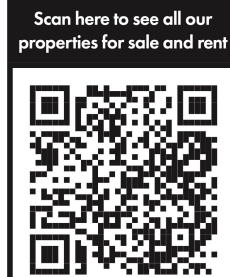
## BERNARDS MORTGAGE & PROTECTION

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	75
EU Directive 2002/91/EC	
England & Wales	



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