



FINEST

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17 Cousins Grove | Southsea





FOR SALE



Key features

- DETACHED VICTORIAN RESIDENCE
- OPEN PLAN KITCHEN
- PARKING & GARAGE
- HIGHLY REQUESTED ROAD
- 5 BEDROOMS
- TWO RECEPTIONS ROOMS
- LOW MAINTENANCE GARDEN
- 3 BATHROOMS
- GARDEN ROOM
- WALKING DISTANCE TO SEA

** STUNNING DETACHED RESIDENCE SITUATED MOMENTS FROM THE SEA **

We are delighted to offer for sale this exceptional detached home within one of Southsea's premium roads. With accommodation over 4 floors, this wonderful abode built in the early 1900's is a joy to behold. An effortless fusion between adorned character features and fresh modern

decor creates a property that befits the term 'forever home'

As you make your way inside you are greeted by an abundance of space. The undoubted heart of the home is an exquisite open plan kitchen / diner complete with island and complimented with granite worksurfaces. The natural flow into a fabulously thought out garden room and into the Westerly facing

garden creates a sociable space that will make you the envy of many. Two formal reception rooms at the front of the building offer a more tranquil space to be enjoyed further.

Over the top two floors you will find five generous bedroom, two of which are serviced with en-suite facilities. A superb 4 piece bathroom suite can also be











found giving ample facilities if you are a large family moving in. The owners have also managed to find a further study space for those who need to 'work from home' as is often the way in modern times, The basement offers a further space, currently used as a gym area with additional utility storage space on hand.

The location is quite fantastic. A short stroll to Southsea seafront is on hand as well as the popular tenth hole, tennis club, Canoe Lake and a selection of popular schools. This really is a rare and wonderful opportunity to acquire a quite superb home in a premium location.

BASEMENT / GYM

14'0" x 11'4" max (4.27m" x 3.45m" max)

LOUNGE

15'4" x 12'2" (4.67m" x 3.71m")

DINING / SITTING ROOM

14'2" x 11'5" (4.32m" x 3.48m")

KITCHEN / BREAKFAST ROOM

21'11" x 18'4" (6.68m" x 5.59m")

GARDEN ROOM (L-SHAPED)

20'10" x 15'5" max (6.35m" x 4.70m" max)

BOOT ROOM

7'2" x 4'6" (2.18m" x 1.37m")

BEDROOM 1

17'1" x 12'2" (5.21m" x 3.71m")

EN-SUITE

BEDROOM 2

12'5" x 12'2" (3.78m" x 3.71m")

BEDROOM 3

12'3" x 11'6" (3.73m" x 3.51m")

BEDROOM 4

11'0" x 9'2" (3.35m" x 2.79m")

FAMILY BATHROOM

10'4" x 7'9" (3.15m" x 2.36m")

BEDROOM 5

17'5" x 13'3" max (5.31m" x 4.04m" max)

EN-SUITE

STUDY SPACE

11'0" x 8'5" (3.35m" x 2.57m")

DETACHED GARAGE

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 G

Portsmouth City Council: BAND G

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.

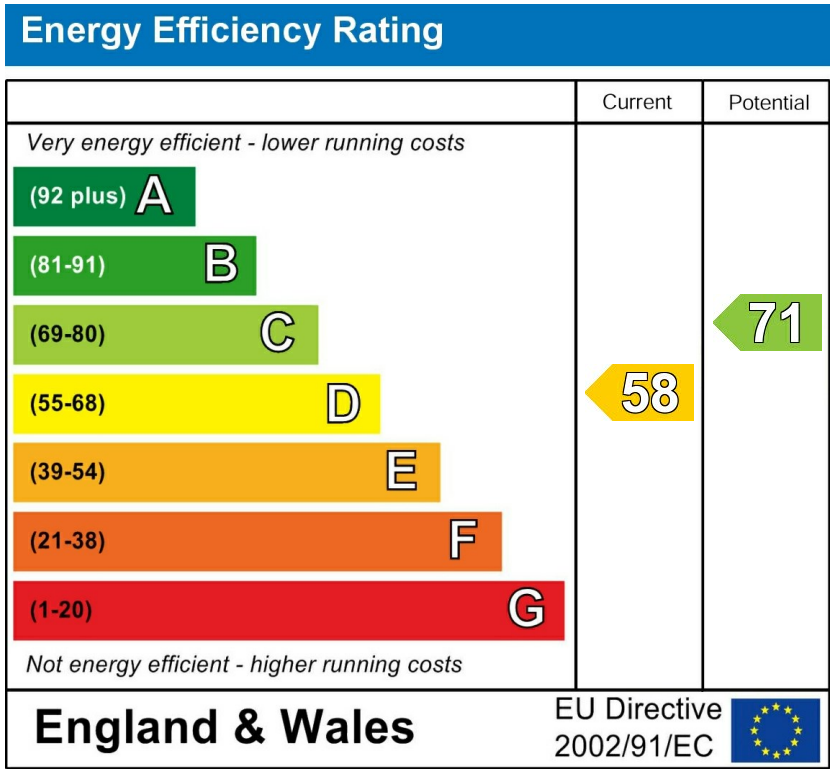
Solicitor

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.

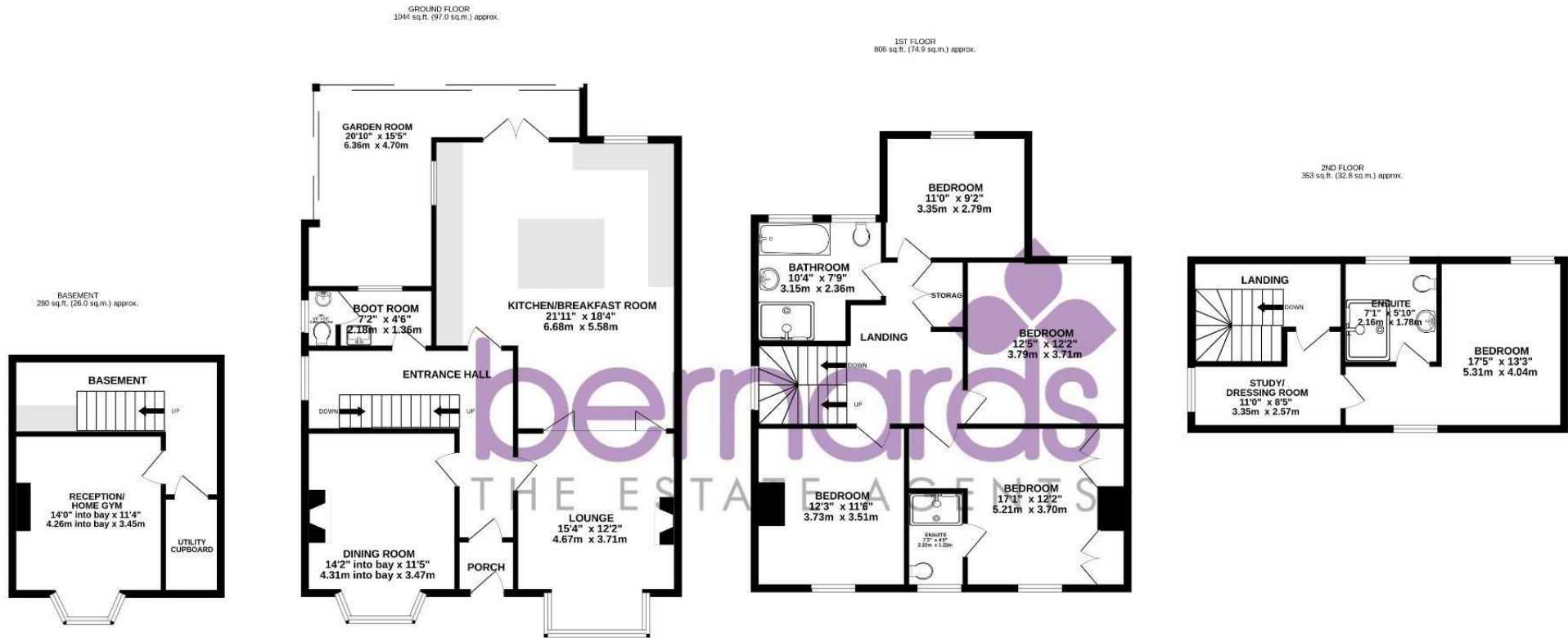
Bernards Mortgage & Protection

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!



FLOORPLAN



TOTAL FLOOR AREA : 2483 sq.ft. (230.7 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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