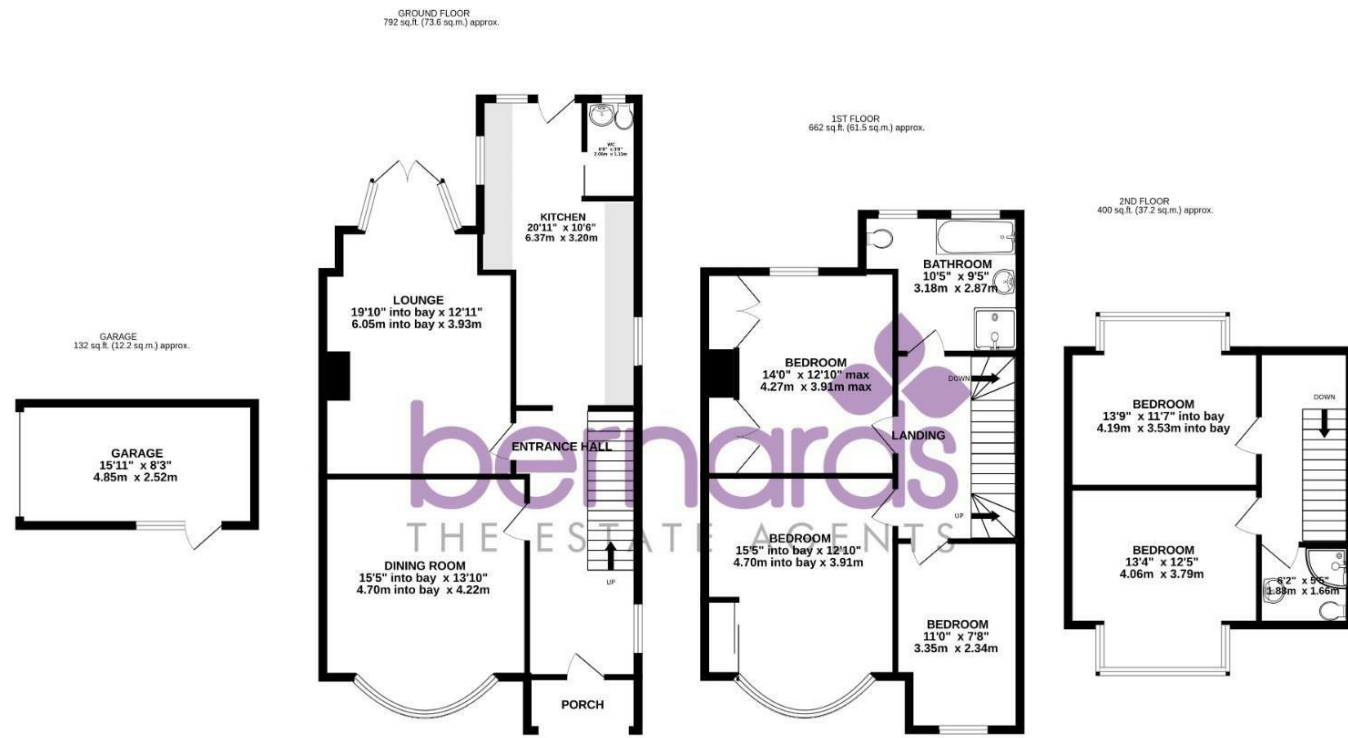


FOR SALE

£575,000

Beach Road, Southsea PO5 2JH

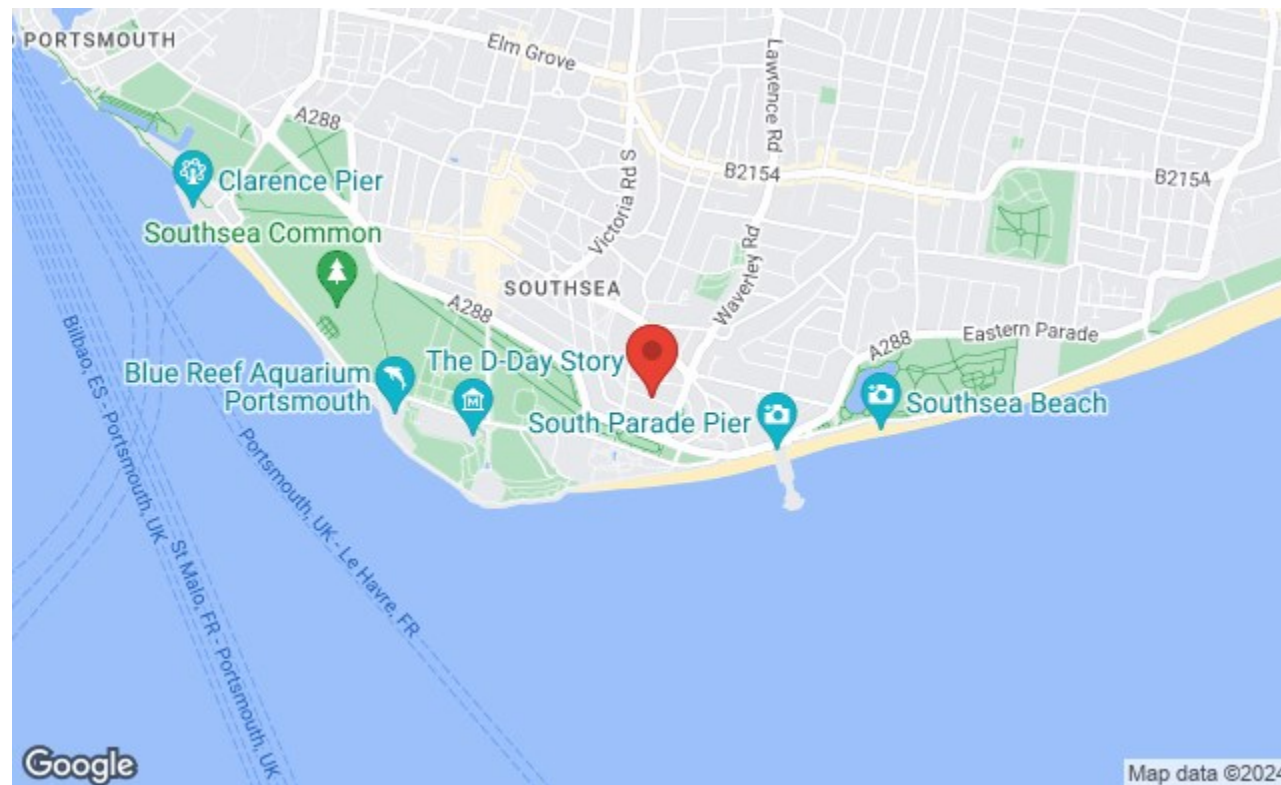
bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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

- ❖ LARGE SOUTHSEA RESIDENCE
- ❖ UP TO 5 BEDROOMS
- ❖ BIG FAMILY BATHROOM
- ❖ FURTHER SHOWER ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ EXTENDED KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ GARAGE AT REAR
- ❖ OFFERED CHAIN FREE
- ❖ WALK TO THE SEA

**** LARGE SOUTHSEA RESIDENCE WITHIN WALKING DISTANCE OF SEAFRONT ****

We are delighted to offer for sale this impressive Southsea home with accommodation over 3 floors. With up to 5 bedrooms on offer, this home offers an abundance of space and is situated in a highly requested location, just moments from the seafront.

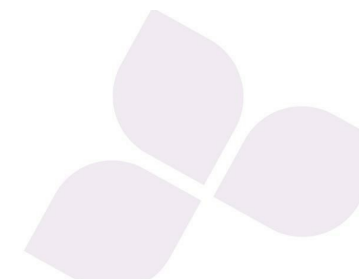
The layout is very friendly with superb size dining room and lounge on offer whether you wish these to be at the front or rear of the house. The kitchen is impressive in length with a downstairs WC available at the rear.

essential with a large family in tow.

On the 2nd and 3rd floors you'll find up to 5 bedrooms available, one of which now houses further kitchen facilities, ideal to offer an independent floor alongside a bedroom and shower room. All 5 rooms are again generous in size, a theme that runs throughout. You are also blessed with a garage at the rear and rear access after the car is parked.

The location is absolutely superb with Beach Road being just a short stroll from the seafront with good schooling on hand as well. Offered chain free, this is a fabulous opportunity that can't be missed.

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



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



PROPERTY INFORMATION

DINING ROOM
15'5" x 13'10" (4.70m" x 4.22m")

LOUNGE
19'10" x 12'11" (6.05m" x 3.94m")

KITCHEN
20'11" x 10'6" (6.38m" x 3.20m")

WC

BEDROOM 1
15'5" x 12'10" (4.70m" x 3.91m")

BEDROOM 2
14'0" x 12'10" (4.27m" x 3.91m")

BEDROOM 3
11'0" x 7'8" (3.35m" x 2.34m")

FAMILY BATHROOM
10'5" x 9'5" (3.18m" x 2.87m")

BEDROOM 4
13'4" x 12'5" (4.06m" x 3.78m")

BEDROOM 5
13'9" x 11'7" (4.19m" x 3.53m")

SHOWER ROOM

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 E
Portsmouth City Council: BAND E

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 | |
| 77 | 58 |
| EU Directive 2002/91/EC | |
| England & Wales | |

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