

Guide Price £600,000

Wimbledon Park Road, Southsea  
PO5 2PT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ORIGINAL FEATURES
- ❖ BEAUTIFULLY PRESENTED
- ❖ KITCHEN/FAMILY ROOM
- ❖ SEPERATE DINING ROOM
- ❖ FOUR BEDROOMS
- ❖ TWO BATHROOMS
- ❖ CLOAKROOM
- ❖ ADDITIONAL STUDY AREA
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CLOSE TO THE SEAFRONT

Situated in the heart of the sought-after are of central Southsea, this charming home boasts numerous character features, stunning fireplaces including an open fire and exposed wooden floorboards adding, warmth and charm to the ambiance.

Conveniently located close to a plethora of local amenities and less than half a mile from the beach, it offers an ideal blend of comfort and convenience.

Upon entering through the double doors, you step into the vestibule where the attention to detail seamlessly continues. The hallway retains numerous original features and is tastefully adorned in neutral tones. A welcoming lounge,

complete with a open, sits adjacent to a separate dining room, while a spacious kitchen/family room offers ample space for gatherings. Convenience is enhanced by a downstairs cloakroom. Ascending to the first floor reveals three generously proportioned bedrooms, including a luminous master bedroom at the front of the house, a second double bedroom with garden views that connects to an additional space perfect for a study, and a third double room. On the third floor, you'll find the fourth bedroom along with access to the family bathroom.

Externally, the property benefits from a private enclosed garden to the rear, providing a tranquil outdoor space for relaxation and enjoyment.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## Lounge

16'11" in to bay 11'10" (5.16 in to bay 3.61)

## Dining Room

12'9" x 9'8" (3.91 x 2.97)

## Kitchen

12'2" x 12'2" into bay (3.73 x 3.71 into bay)

## Family Room

12'5" x 10'0" (3.80 x 3.05)

## Bedroom One

16'9" x 15'8" (5.11 x 4.78)

## Bedroom Two

12'11" x 9'8" (3.94 x 2.97)

## Bedroom Three

12'0" x 10'2" (3.68 x 3.10)

## Dressing Room

12'0" x 10'0" (3.68 x 3.07)

## Bedroom Four

11'10" x 10'2" (3.63 x 3.10)

## Bathroom

7'0" x 6'9" (2.15 x 2.06)

## Council Tax Band C

## 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!

## 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.

## 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.

## 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.

## 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



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			
		72	81
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
712 sq ft. (66.2 sq m.) approx.

1ST FLOOR  
689 sq ft. (64.0 sq m.) approx.



TOTAL FLOOR AREA: 1572 sq ft. (146.0 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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