

GROUND FLOOR  
721 sq ft (67.0 sq m.) approx.

1ST FLOOR  
721 sq ft (67.0 sq m.) approx.

2ND FLOOR  
299 sq ft (28.0 sq m.) approx.



TOTAL FLOOR AREA: 1731 sq.ft. (160.8 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



**FOR SALE**

£595,000

Beach Road, Southsea PO5 2JH

**bernards**  
THE ESTATE AGENTS



5 bedrooms, 1 bathroom, 2 reception rooms

**HIGHLIGHTS**

- ❖ STUNNING CHARACTER HOME
- ❖ 5 BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN BREAKFAST ROOM
- ❖ FABULOUS CONDITION
- ❖ WALK TO SEAFRONT
- ❖ OVER 3 FLOORS
- ❖ LOW MAINTENANCE GARDEN
- ❖ SUPER FAMILY HOME
- ❖ CALL TO VIEW

**\*\* STUNNING CHARACTER HOME OVER 3 FLOORS MOMENTS FROM THE SEAFRONT \*\***

We are thrilled to bring to market this charming Southsea residence just a short walk from the seafront. Set over 3 floors, this fabulous home offers an exquisite blend of character and modern décor that only a substantial older style home can.

Exposed floorboards greet you on your entrance and two great size reception rooms set the tone for the home. A cosy lounge and formal dining room offer sociable spaces whilst the extended kitchen breakfast room offers a real homely space the spills into a well

appointed low maintenance garden.

Over the top 2 floors you have up to 5 bedrooms. all great sizes with one currently operating as a home office space. The family bathroom offer enough space for a 4 piece suite whilst the accommodation is complimented further by WCs on the ground and second floor. The condition throughout is exceptional and this certainly falls into the category of 'move straight in'

The location is superb with it being just a short stroll from the seafront as well as the shops, cafes and bars of central Southsea. This really is a superb opportunity that must be viewed to be appreciated.

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



# PROPERTY INFORMATION

## LOUNGE

16'5" x 12'3" (5.00m" x 3.73m")

## DINING ROOM

13'5" x 10'1" (4.09m" x 3.07m")

## KITCHEN BREAKFAST ROOM

21'10" x 11'0" (6.65m" x 3.35m")

## GROUND FLOOR WC

## BEDROOM 1

16'6" x 16'5" max (5.03m" x 5.00m" max )

## BEDROOM 2

13'5" x 10'2" (4.09m" x 3.10m")

## BEDROOM 3

10'11" x 8'2" (3.33m" x 2.49m" )

## FAMILY BATHROOM

16'8" x 7'4" (5.08m" x 2.24m")

## BEDROOM 4

10'1" x 8'3" (3.07m" x 2.51m")

## BEDROOM 5

12'7" x 7'6" (3.84m" x 2.29m")

## 2ND FLOOR WC

## 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.

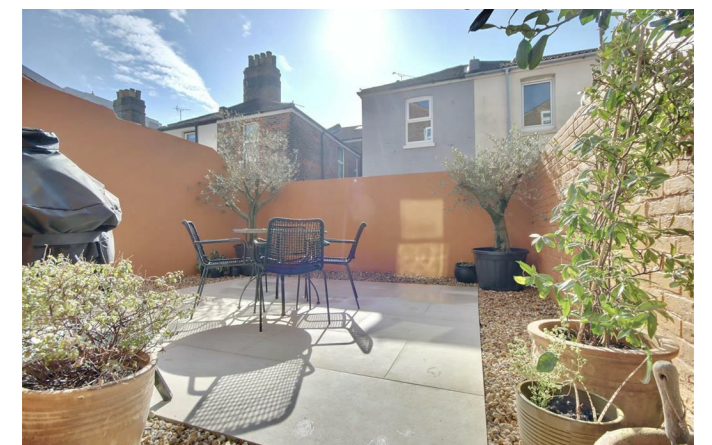
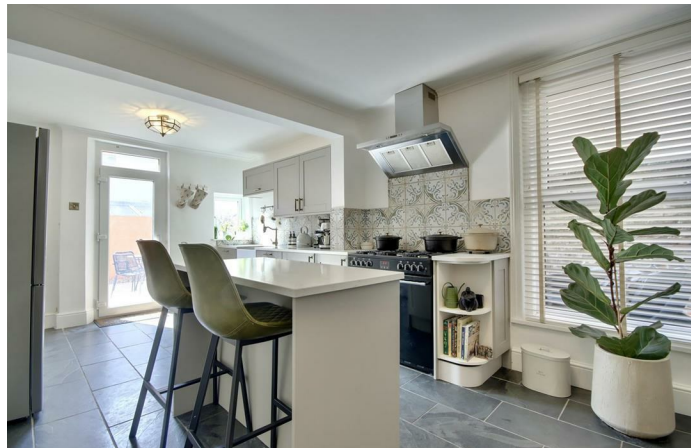
## SOLICITOR

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 (92-100) <b>A</b>	80
(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	
EU Directive 2002/91/EC	
England & Wales	

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