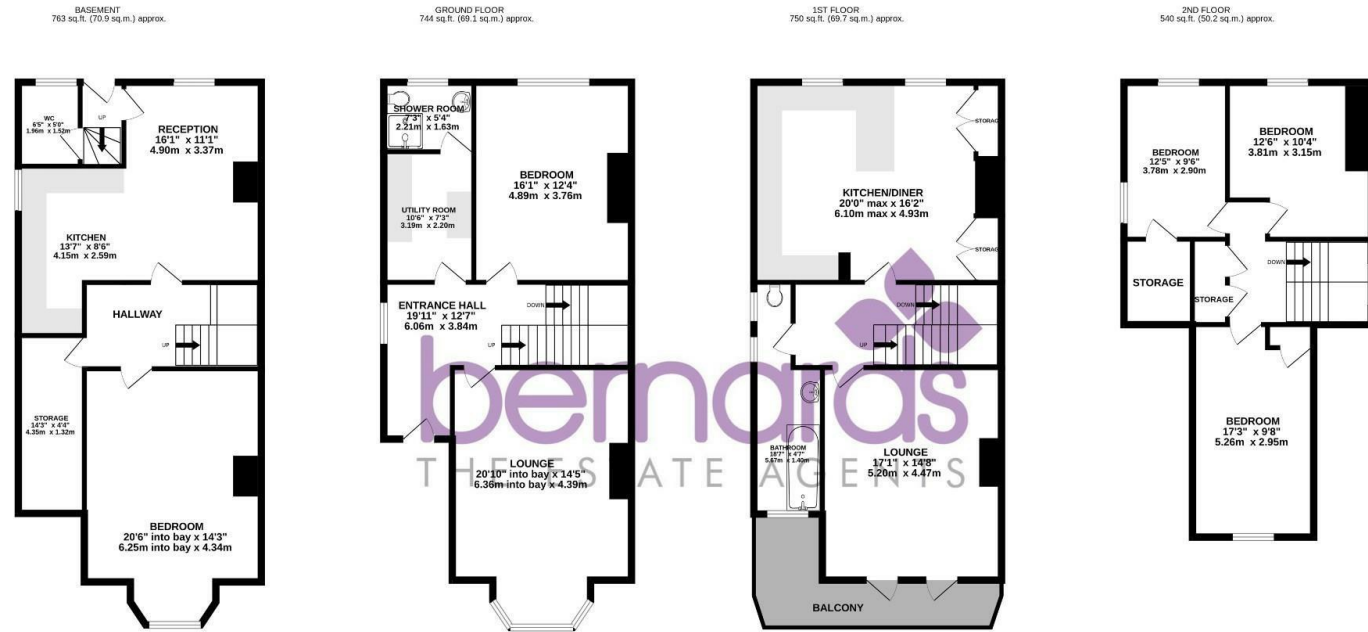


FOR SALE

£850,000

Clarendon Road, Southsea PO5 2ED

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 2797 sq.ft. (259.8 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. Made with Metropix ©2024



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HIGHLIGHTS

- DELIGHTFUL PERIOD HOME
- OFF ROAD PARKING
- FIVE BEDROOMS
- SPACIOUS GARDEN
- BALCONY
- IDEAL FOR FAMILIES
- MULTI-GENERATIONAL HOME
- SET OVER FOUR FLOORS
- CLOSE TO SEAFRONT
- HUGE POTENTIAL

We are thrilled to present this rare, four-storey semi-detached Victorian house in the heart of Southsea. This characterful property, built in 1865 in the style of Thomas Owen, benefits from off-street parking for two cars in addition to a spacious walled garden at the rear.

The property has generous proportions throughout, original features and space in abundance. It would be perfect for a family looking to be near the seafront and local shops/restaurants. Plus, it has the advantage of a versatile layout if required.

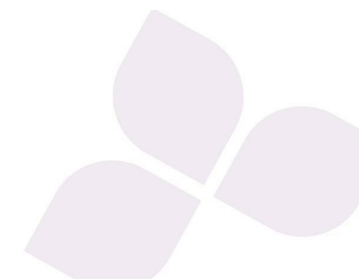
An inviting entrance hall on the upper ground floor leads to an attractive bay-fronted lounge featuring original coving and character. Across the hallway, a beautifully proportioned and airy double-bedroom looks onto the garden. And this floor also benefits from a utility room and shower-room.

The lower ground floor, which also enjoys a separate self-contained entrance if required, comprises two generously proportioned rooms offering an additional bedroom and large kitchen/dining area that leads through to the garden.

The first floor welcomes you to a bright large kitchen/diner that stretches the width of the house, and an attractive lounge in the front of the house featuring French windows that lead onto a large, sunny balcony overlooking Clarendon Road.

Ascending to the top of the house, there are a further three good-sized bedrooms and plenty of storage. This attractive home with original features, boasts just shy of 2800 square feet of living space across four floors in a highly requested location and is a property that must be viewed.

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

ENTRANCE HALL

19'10" x 12'7" (6.06 x 3.84)

LOUNGE

20'10" x 14'4" (6.36 x 4.39)

UTILITY ROOM

10'5" x 7'2" (3.19 x 2.20)

SHOWER ROOM

7'3" x 5'4" (2.21 x 1.63)

BEDROOM

16'0" x 12'4" (4.89 x 3.76)

BEDROOM

20'6" x 14'2" (6.25 x 4.34)

KITCHEN

13'7" x 8'5" (4.15 x 2.59)

RECEPTION ROOM

16'0" x 11'0" (4.90 x 3.37)

WC

6'5" x 4'11" (1.96 x 1.52)

KITCHEN/DINER

20'0" x 16'2" (6.10 x 4.93)

LOUNGE

17'0" x 14'7" (5.20 x 4.47)

BATHROOM

18'7" x 4'7" (5.67 x 1.40)

BEDROOM

17'3" x 9'8" (5.26 x 2.95)

BEDROOM

12'4" x 9'6" (3.78 x 2.90)

BEDROOM

12'5" x 10'4" (3.81 x 3.15)

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

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all o u r 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!

COUNCIL TAX BAND E

Portsmouth City Council: £1563.37
Police & Crime Commissioner: £202.23
Combined Fire Authority: £78.03
Total: £1843.63

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.



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	
79	55
EU Directive 2002/91/EC	
England & Wales	



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