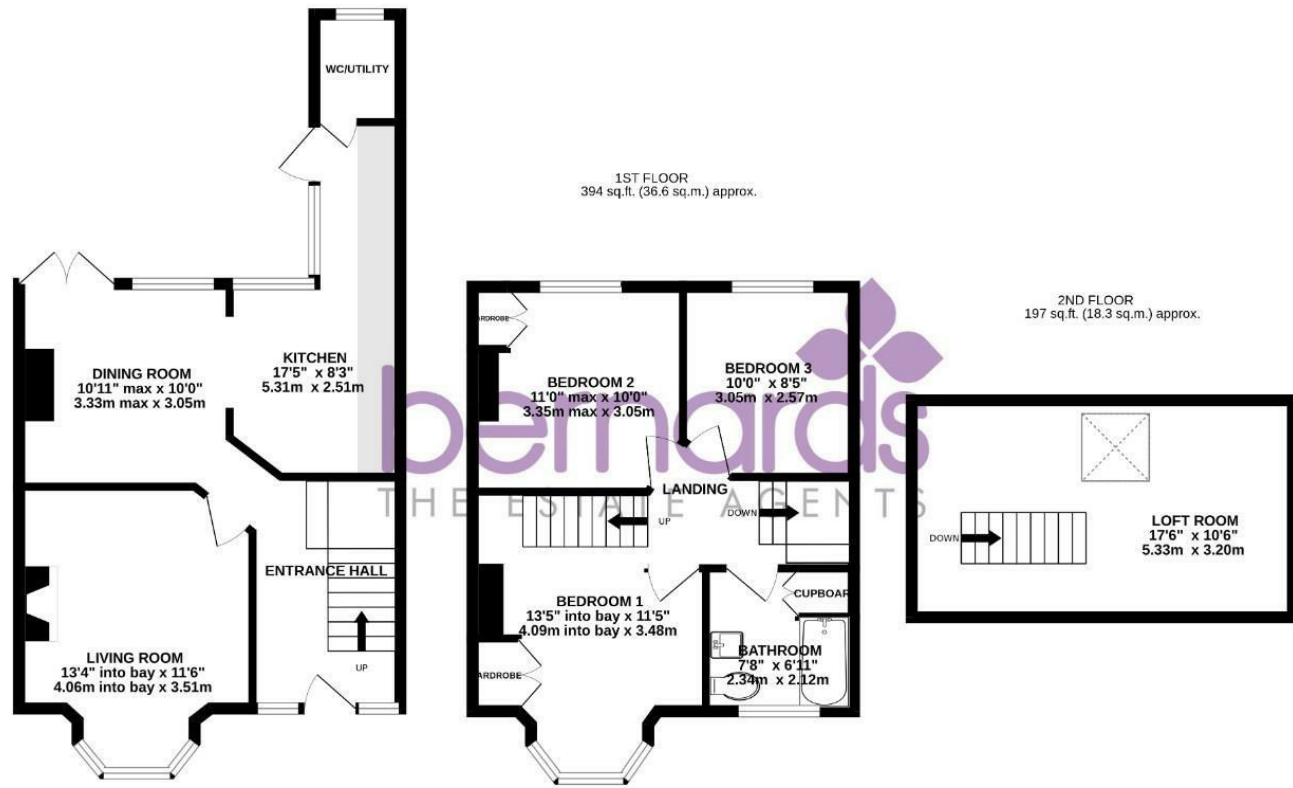
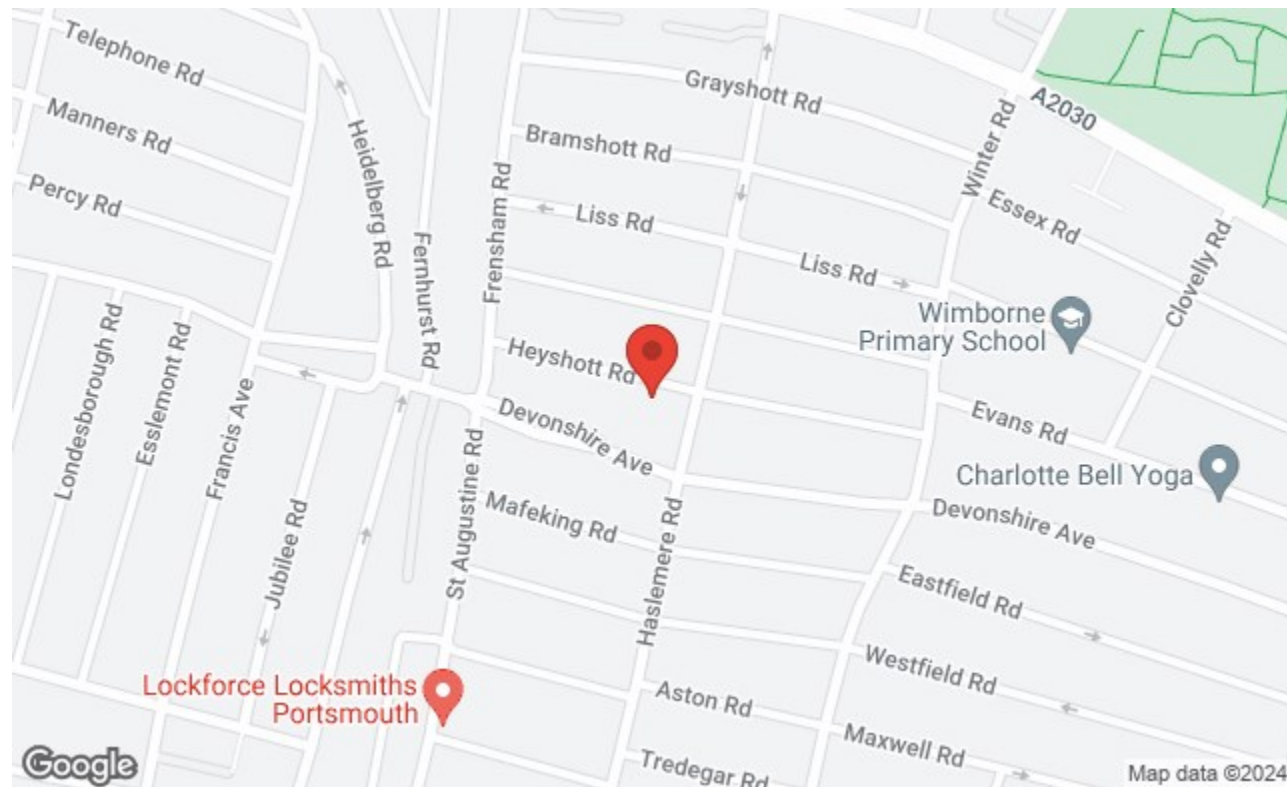


GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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



Offers In Excess Of £375,000

Heyshott Road, Southsea PO4 8AX



HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ 3 BEDROOMS
- ❖ FURTHER LOFT ROOM
- ❖ OPEN PLAN LIVING
- ❖ IMPRESSIVE FINISH
- ❖ LOW MAINTENANCE GARDEN
- ❖ SIDE ACCESS
- ❖ DOWNSTAIRS WC
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

**** IMPRESSIVE 3 BEDROOM HOME WITH FURTHER LOFT ROOM IN POPULAR LOCATION ****

We are delighted to offer for sale this lovely end of terraced home in a requested part of Southsea. This exceptional family home has an abundance of space with a lovely blend of original features and modern decor that will appeal to many a growing family.

As you walk through the door you'll find a nice formal lounge at the front which then opens up into a really sociable kitchen dining area. This great space is the real heart of the home with access into a lovely size garden complete with side

access. A further utility space and WC only adds to the appeal.

As you make your way upstairs you'll find 3 good size bedrooms and a family bathroom. A cleverly converted loft space gives you even further space to use as you see fit.

The location is hugely popular with a small parade of shops close by coupled with Milton Park a short distance away to enjoy a dog walk or family time. The seafront is not too far away whilst there are some great schools in the vicinity as well. A great opportunity that is sure to attract many.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM

13'4" into bay x 11'6" (4.06m into bay x 3.51m")

DINING ROOM

10'11" x 10'0" max (3.33m x 3.05m max)

KITCHEN

17'5" x 8'3" max (5.31m x 2.51m max)

WC / UTILITY AREA

BEDROOM 1

13'5"into bay x 11'5" max (4.09m into bay x 3.48m" max)

BEDROOM 2

11'0" x 10'0" max (3.35m x 3.05m max)

BEDROOM 3

10'0" x 8'5" (3.05m x 2.57m")

FAMILY BATHROOM

7'8" x 6'11" (2.34m x 2.11m")

LOFT ROOM

17'6" x 10'6" (5.33m x 3.20m")

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 C

Portsmouth City Council: BAND C

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.

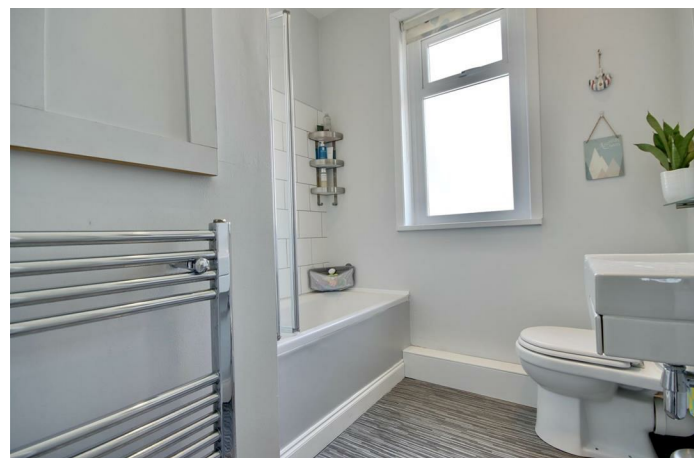
SOLICITOR

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			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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