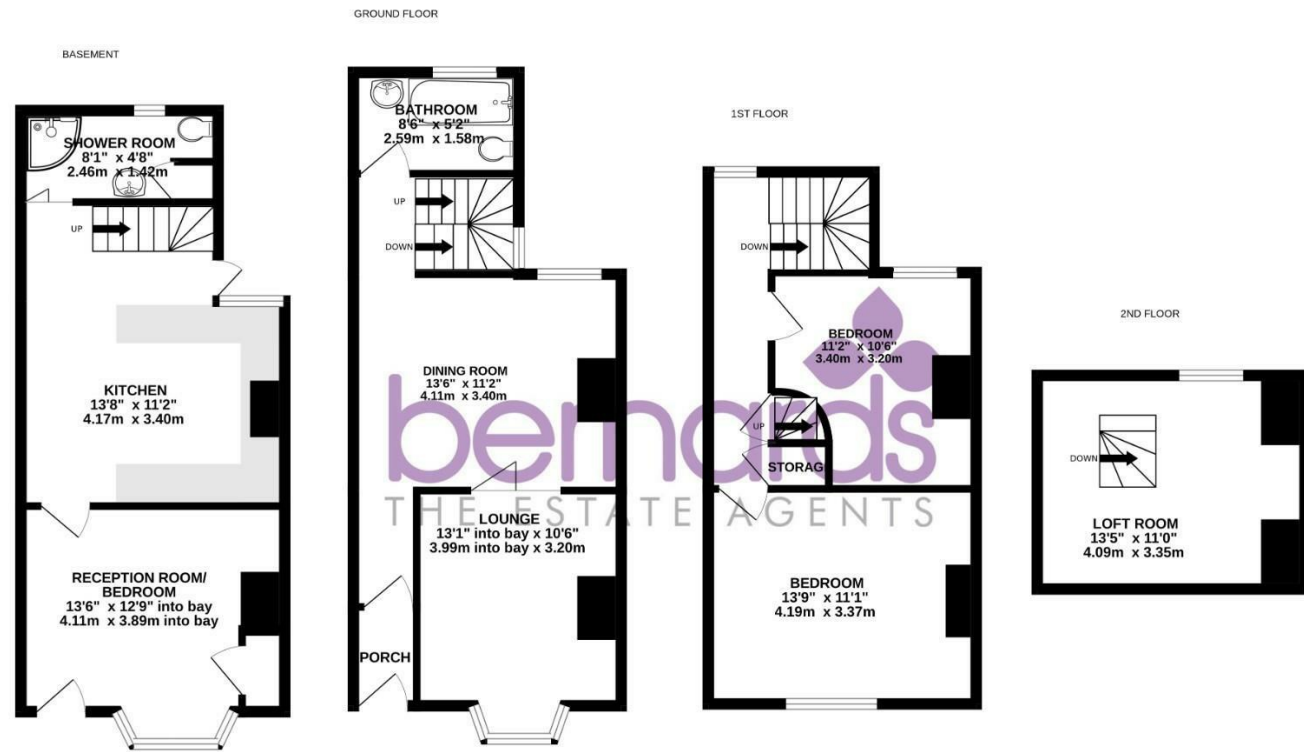


FOR SALE

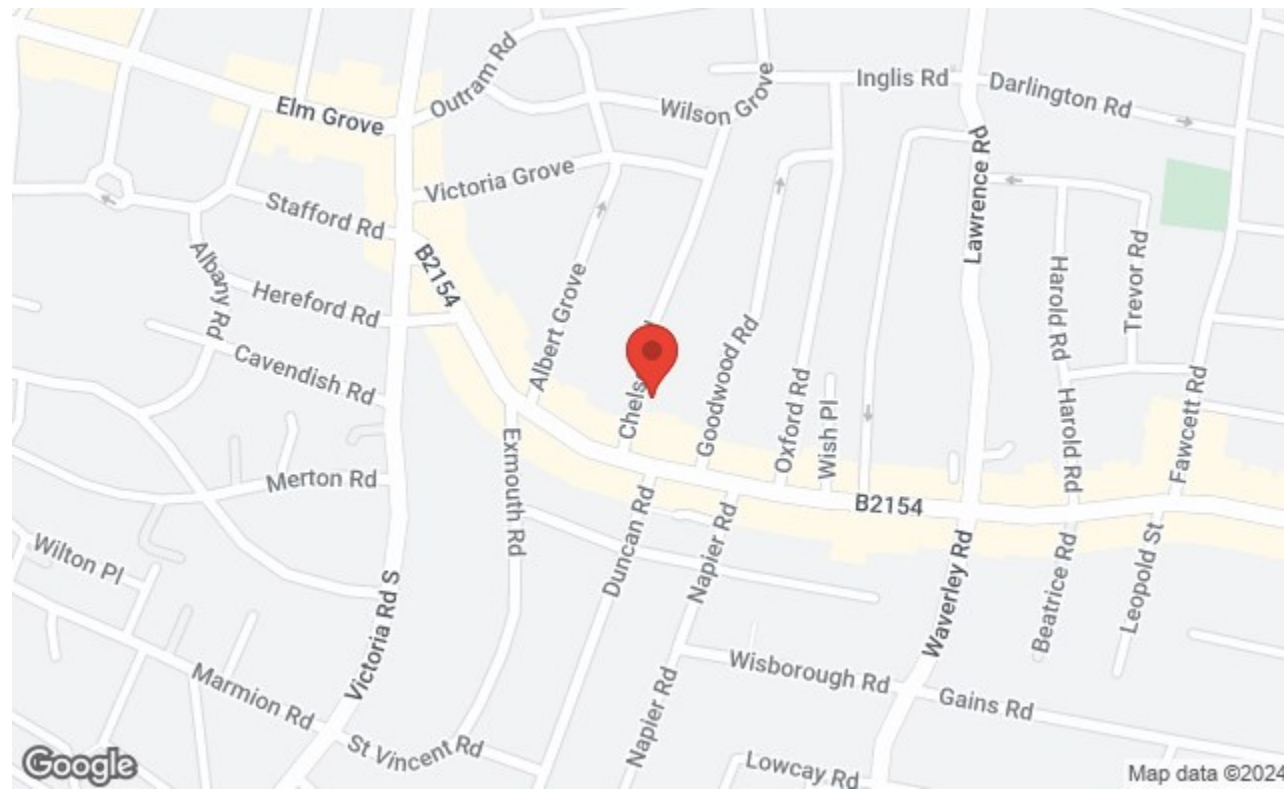
Guide Price £475,000

Chelsea Road, Southsea PO5 1NJ

bernards THE ESTATE AGENTS



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



3 2 2

HIGHLIGHTS

- SOUTHSEA TOWNHOUSE
- CONSERVATION AREA
- EXCEPTIONAL FINISH
- CHARACTER HOME
- PRIME LOCATION
- THREE DOUBLE BEDROOMS
- LOFT ROOM
- WALK TO ALBERT ROAD
- BEAUTIFUL GARDEN
- A MUST VIEW

** IMPRESSIVE CHARACTER TOWN HOUSE **

We are thrilled to welcome to the market this impressive family home in the highly sought after Chelsea Road. This fabulous town house is spread over three floors with the added bonus of a potential 4th bedroom in the loft room, presenting an opportunity not to be missed.

Upon entering the property on the upper-ground floor you will be greeted with two stunning reception rooms filled with character, a cosy log burner and bay fronted windows. The rear of the property holds the first floor bathroom with a free-standing bath, before you take the bespoke Oak-Wood staircase down to the lower ground level.

The well presented kitchen has plenty to offer, mixing modern with character. The third bedroom boasts underfloor heating and it's own

entrance to the property, making an ideal room that could offer a private lodging, or can present as an extra reception room. The lower-ground floor shower room can be found at the rear, along with a beautiful private garden. Moving up to the first floor you will find a further two double bedrooms, and a loft room with ample eave storage accessed by the spiral staircase.

Located in the Conservation Area moments moments away from Albert Road for the bars, cafes and restaurants on offer, we highly recommend booking an internal viewing to appreciate what this home has to offer.

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

LOUNGE
13'1" x 10'5" (3.99 x 3.20)

DINING ROOM
13'5" x 11'1" (4.11 x 3.40)

BATHROOM
8'5" x 5'2" (2.59 x 1.58)

KITCHEN
13'8" x 11'1" (4.17 x 3.40)

SHOWER ROOM
8'0" x 4'7" (2.46 x 1.42)

BEDROOM/RECEPTION
13'5" x 12'9" (4.11 x 3.89)

BEDROOM
13'8" x 11'0" (4.19 x 3.37)

BEDROOM
11'1" x 10'5" (3.40 x 3.20)

LOFT ROOM
13'5" x 10'11" (4.09 x 3.35)

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 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!

COUNCIL TAX BAND D

Portsmouth City Council: £1279.12
Police & Crime Commissioner: £165.46
Combined Fire Authority: £63.84
Total: £1508.42

OFFER CHECK PROCEDURE -

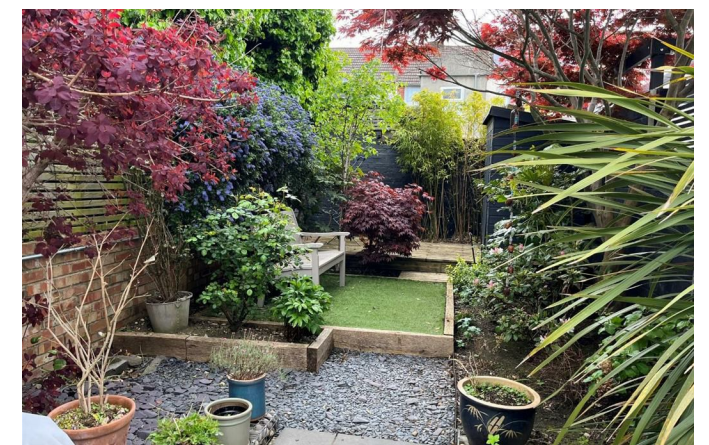
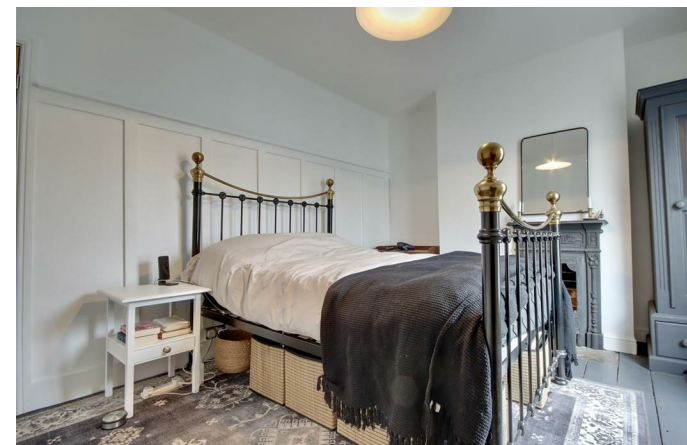
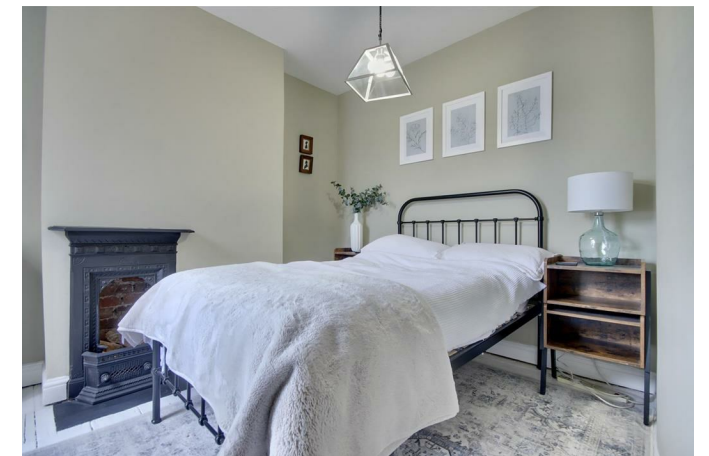
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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		56	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

