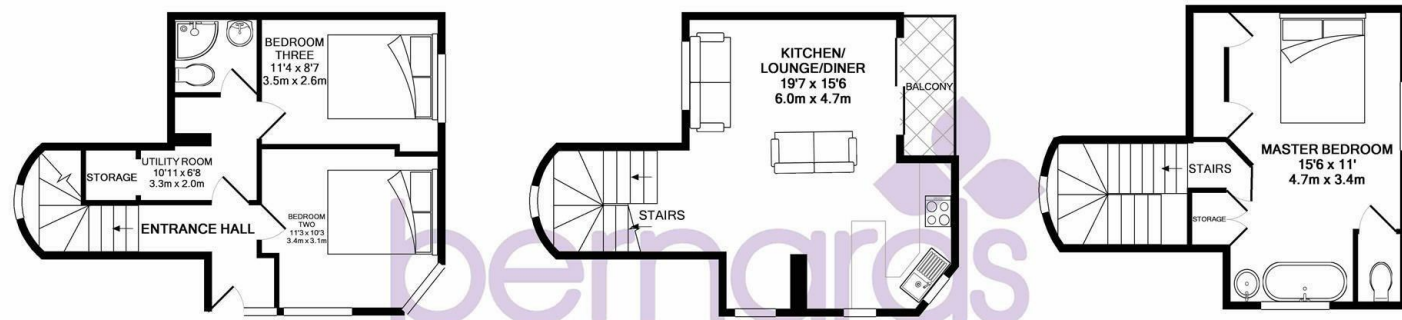


FOR SALE

Offers In Excess Of £375,000

Onslow Road, Southsea PO5 2NH

bernards THE ESTATE AGENTS



GROUND FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 323 SQ.FT.  
(30.0 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 298 SQ.FT.  
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018



3 2 1

### HIGHLIGHTS

- TOWNHOUSE
- 3 BEDROOMS
- THREE STOREY LIVING
- OPEN PLAN LOUNGE / KITCHEN
- UTILITY ROOM
- PRIME LOCATION
- WALK TO SEAFRONT
- IMPRESSIVE FINISH
- PARKING SPACE
- CALL TO VIEW

\*\* UNIQUE THREE STOREY TOWNHOUSE IN PRIME CENTRAL LOCATION \*\*

We are delighted to bring to market this impressive townhouse in Onslow Road, central Southsea. The ground floor has two double bedrooms as well as a shower room. The entrance hallway and under stair storage has been utilised to maximise space, with a utility area with facilities for washing machine.

The property has a beautiful curved staircase which stretches from the top to the bottom of the house. As you reach the first floor, you have a stunning, open plan kitchen/lounge/diner which offers the perfect space to entertain friends and family. The kitchen/lounge/diner is flooded with natural light, with multi aspect windows and a sliding glass door which accesses the balcony, which brings the outside in.

Moving upstairs to the second floor, you have a stunning master bedroom which has a luxury feel. The master is double in size and has its own ensuite with a modern free standing bath and an excellent finish offering the perfect space to relax and unwind. The master also has a separate w.c., and two sets of built in storage, one for the bathroom area which is ideal space to store towels and the second is a spacious set of double wardrobes which are integrated.

The location is superb with it being a short stroll to the seafront as well as the parade of shops in Palmerstone Road. A great home that must be viewed to be appreciated.

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

## GROUND FLOOR

### BEDROOM 2

11'3" x 10'3" (3.43m x 3.12m")

### BEDROOM 3

11'4" x 8'7" (3.45m x 2.62m")

### UTILITY ROOM

### SHOWER ROOM

## FIRST FLOOR

### LOUNGE / KITCHEN / DINER

19'7" x 15'6" (5.97m x 4.72m")

### BALCONY

## SECOND FLOOR

### BEDROOM 1

15'6" x 11'0" (4.72m x 3.35m")

### 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 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.

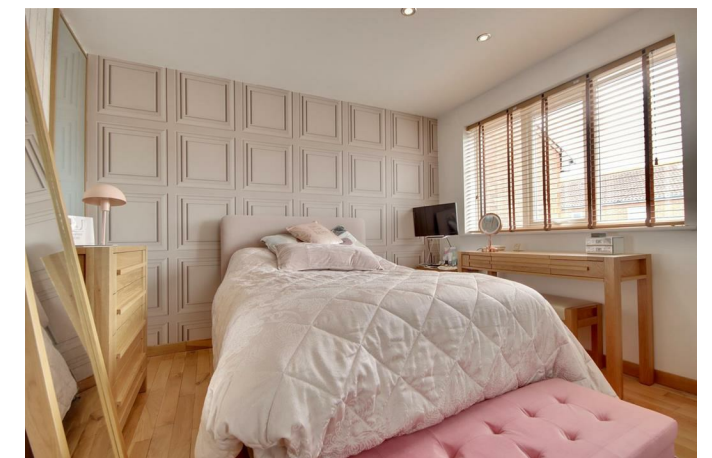
### SOLICITOR

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			
(92-100) 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			
EU Directive 2002/91/EC		74	84
England & Wales			



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

