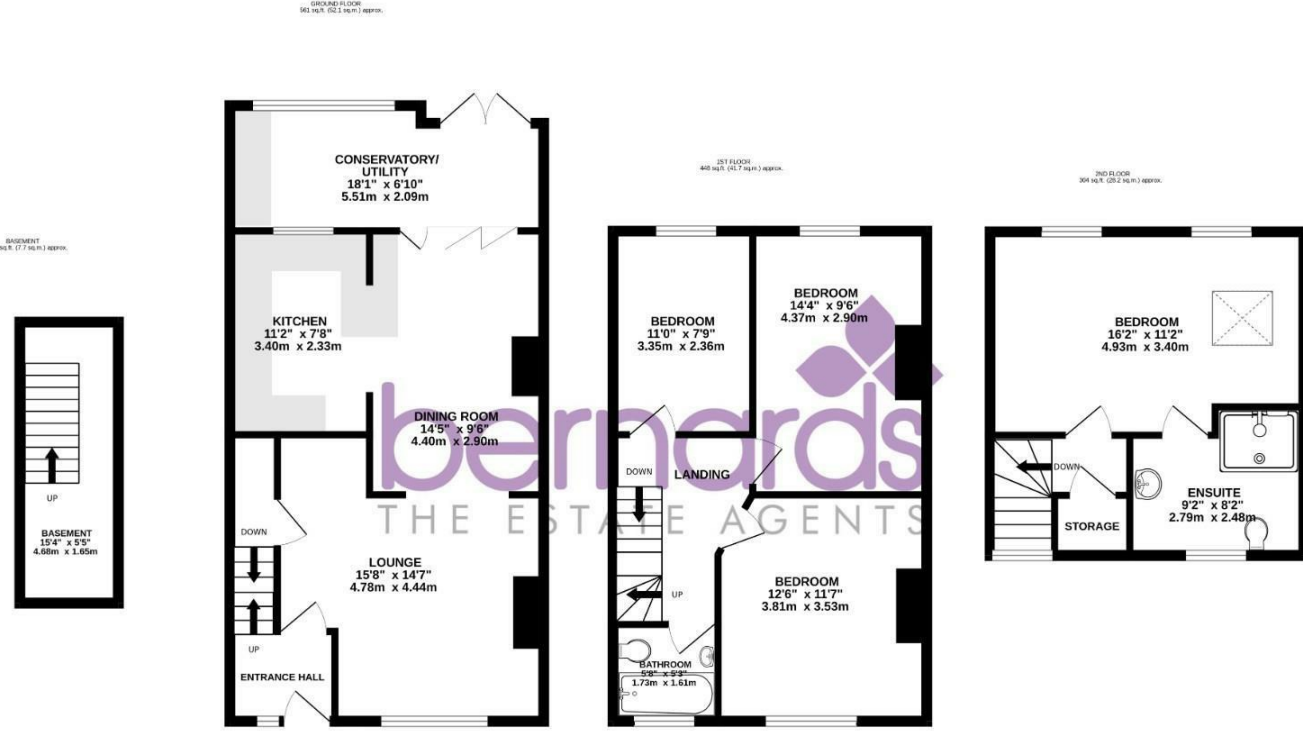


FOR SALE

£450,000

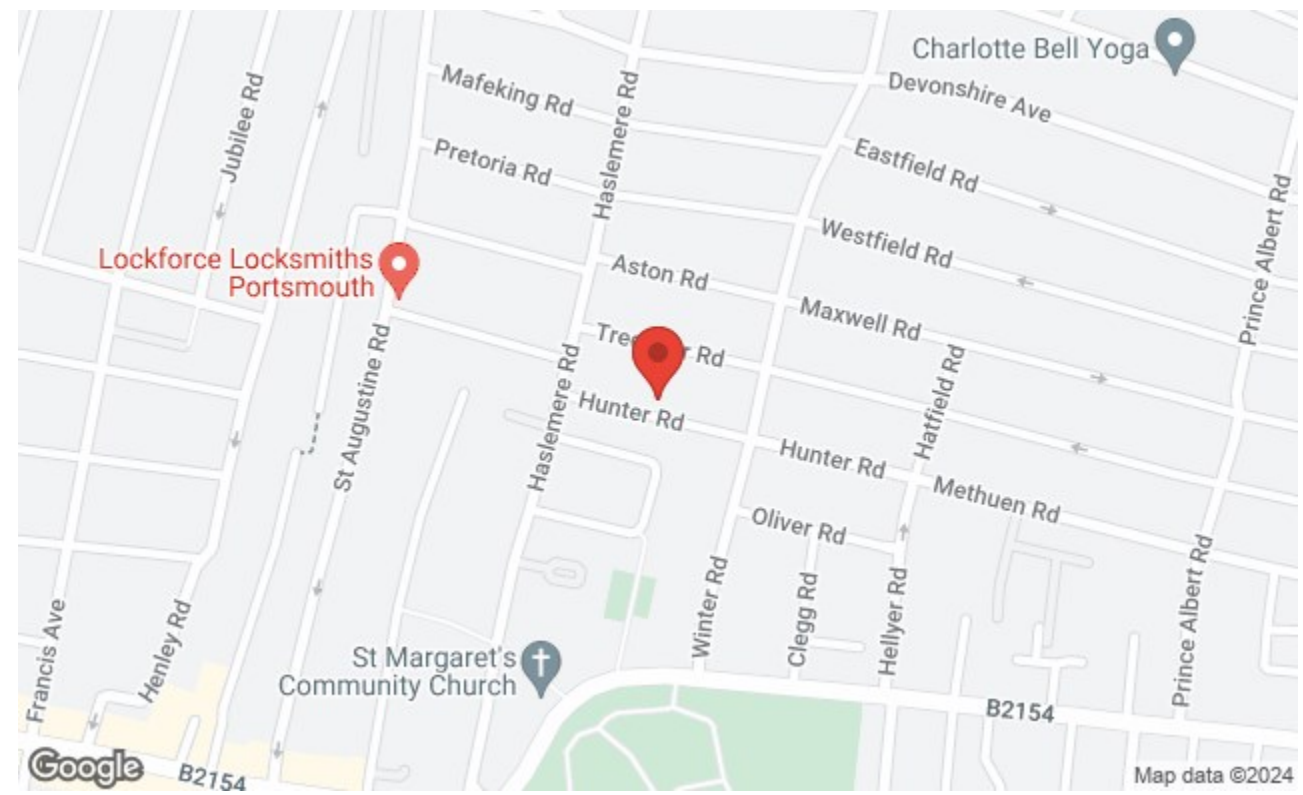
Hunter Road, Southsea PO4 9AY

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- IMPRESSIVE FAMILY HOME
LOVELY CONDITION
4 BEDROOMS
EN-SUITE TO MASTER
OPEN PLAN LIVING
CONSERVATORY / UTILITY SPACE
POPULAR LOCATION
SOCIAL ARRANGEMENT
CLOSE TO SEAFRONT
CALL TO VIEW

FABULOUS FAMILY HOME OVER THREE FLOORS IN POPULAR SOUTHSEA LOCATION

We are delighted to offer for sale this exceptional family home in highly popular Hunter Road. With accommodation laid out over 3 floors, this home offers an abundance of space with a fabulous layout that can be enjoyed by a growing and established families.

As you step inside, you are greeted by a wonderful size lounge which spills into the open plan kitchen dining area. This is undoubtedly the heart of the home and where you will spend most of your time. An additional conservatory space also

doubles up as a utility space before opening into the low maintenance rear garden.

The 4 bedrooms can be found over the top two floors of the home, with 3 on the first floor with a family bathroom and a further Master bedroom at the 2nd floor, complete with impressive en-suite.

The location is great with it being tucked away yet close enough to all the local highlights. Central Southsea and Albert Road are close by for the essentials or a bite to eat in one of the local businesses whilst the seafront is a short walk away to enjoy the sea air. A wonderful opportunity 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

**LOUNGE**  
15'8" x 14'7" (4.78m x 4.45m)

**DINING AREA**  
14'5" x 9'6" (4.39m x 2.90m)

**KITCHEN**  
11'2" x 7'8" (3.40m x 2.34m)

**CONSERVATORY / UTILITY**  
18'1" x 6'10" (5.51m x 2.08m)

**FIRST FLOOR**

**BEDROOM 2**  
12'6" x 11'7" (3.81m x 3.53m)

**BEDROOM 3**  
14'4" x 9'6" (4.37m x 2.90m)

**BEDROOM 4**  
11'0" x 7'9" (3.35m x 2.36m)

**BATHROOM**  
5'8" x 5'3" (1.73m x 1.60m)

**SECOND FLOOR**

**BEDROOM 1**  
16'2" x 11'2" max (4.93m x 3.40m max )

**EN-SUITE**  
9'2" x 8'2" (2.79m x 2.49m)

**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

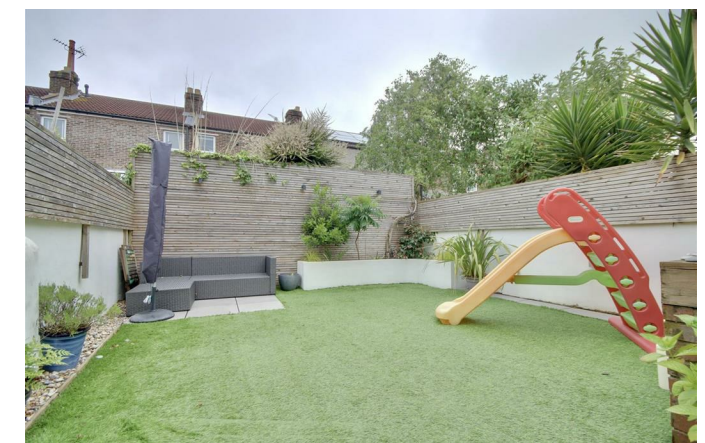
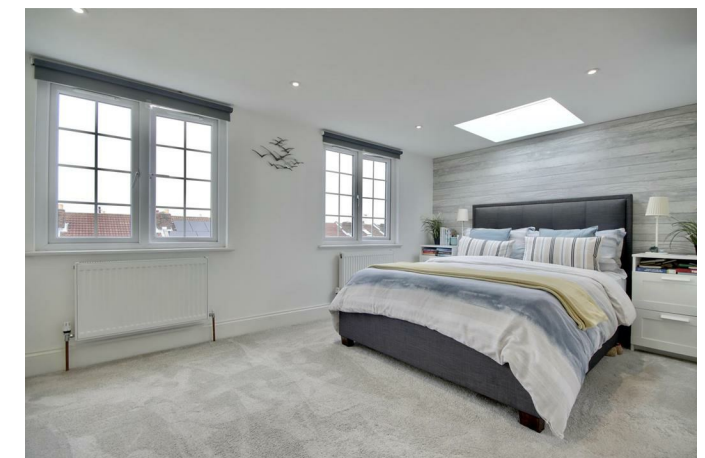
all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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