

Offers In Excess Of £900,000

Malvern Road, Southsea PO5 2LZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUNNING SOUTHSEA RESIDENCE
- ❖ SET OVER 3 FLOORS
- ❖ 5 BEDROOMS
- ❖ CAR PORT WITH EV CHARGE POINT
- ❖ EXCEPTIONAL EXTENSION
- ❖ OPEN PLAN AT IT'S BEST
- ❖ CHARACTER FEATURES
- ❖ BEAUTIFUL GARDEN
- ❖ WALKING DISTANCE TO BEACH
- CALL TO VIEW

**\*\* STUNNING CHARACTER SOUTHSEA RESIDENCE  
JUST MOMENTS FROM THE BEACH \*\***

We are thrilled to bring to market this exceptional 3 storey home that has been transformed in recent times. Undergoing significant extension and updates, the owners have created a quite wonderful home bursting with original features and modern decor with a high end finish.

The footprint of the home has significantly increased, none more so with the fabulous open plan kitchen diner family room that is undoubtedly the heart of the home. This area enjoys underfloor heating whilst the kitchen benefits smart appliances, quartz surfaces and instant hot water tap. With aluminum bi-fold doors opening into a stunning garden, this is a spectacular space.

A further lounge with attractive log burner offers a more relaxing space to be enjoyed and on the top two floors you will find 5 bedrooms, shower room, laundry space and a stunning 4 piece bathroom suite. The space is fabulous and offers so much room for large family or when guests descend.

Outside the garden has been completely remodeled and at the rear you will find a roofed car port with electric roller door, additional storage space and EV charge point. This is so rare in this location and a huge benefit. The position of the home is fabulous with it being a short stroll from the seafront and back into central Southsea to enjoy a bite to eat or get together with family and friends. A quite stunning home that must be viewed in person to be appreciated.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

16'4" x 12'5" (4.98m" x 3.78m")

### BOOT ROOM

### DOWNSTAIRS WC

### STUDY AREA

10'6" x 9'1" (3.20m" x 2.77m")

### KITCHEN / DINER / FAMILY ROOM

25'10" x 15'5" (7.87m" x 4.70m")

## FIRST FLOOR

### BEDROOM 1

16'4" x 16'4" max (4.98m" x 4.98m" max )

### BEDROOM 2

13'1" x 10'6" (3.99m" x 3.20m")

### BEDROOM 3

9'11" x 9'11" (3.02m" x 3.02m" )

### ADJOINING ROOM TO BED 3

10'2" x 9'2" (3.10m" x 2.79m")

### SHOWER ROOM

## SECOND FLOOR

### BEDROOM 4

16'4" x 12'11" (4.98m" x 3.94m")

### BEDROOM 5

13'1" x 10'7" (3.99m" x 3.23m")

### BATHROOM

9'10" x 9'10" (3.00m" x 3.00m")

### LAUNDRY CUPBOARD

### 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 E

Portsmouth City Council: band E

### 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!



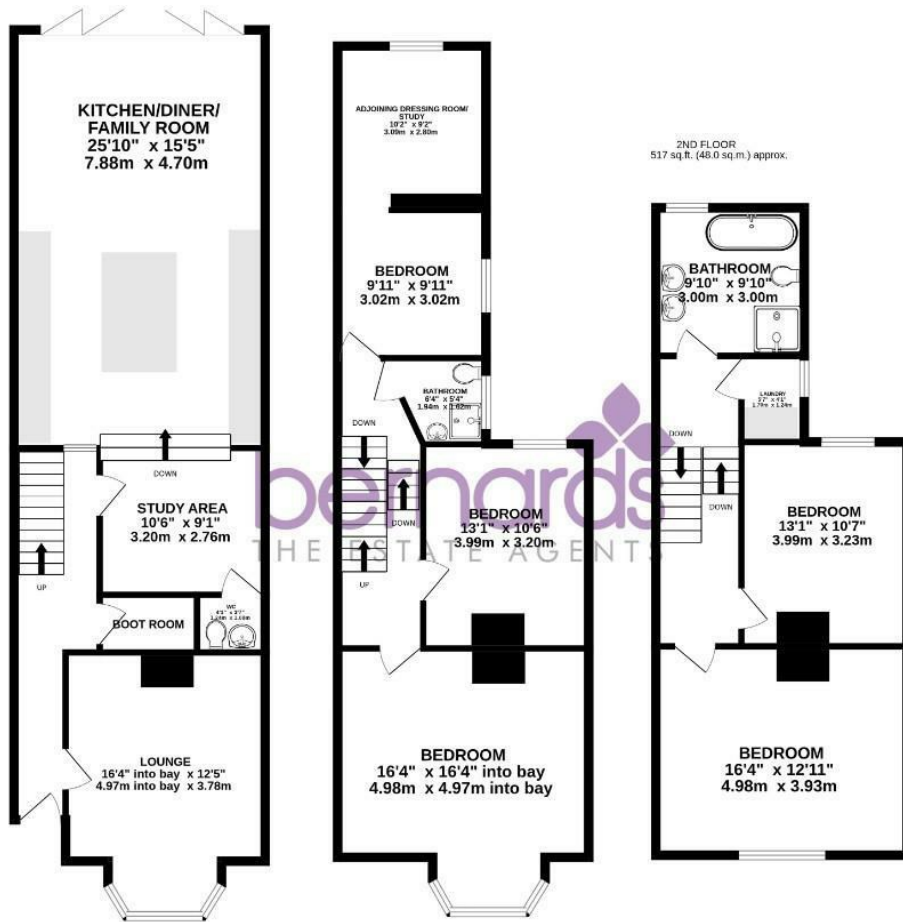
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	84
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
905 sq.ft. (74.8 sq.m.) approx.

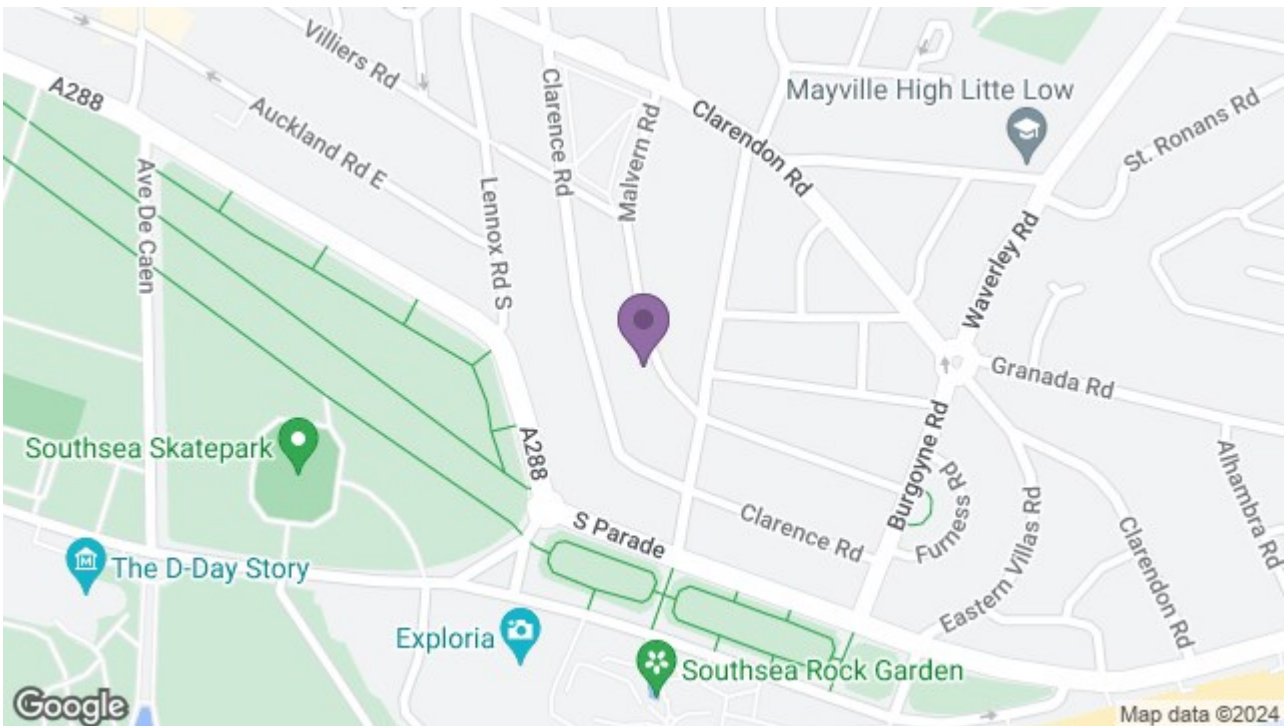
1ST FLOOR  
625 sq.ft. (58.2 sq.m.) approx.

2ND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (181.0 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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