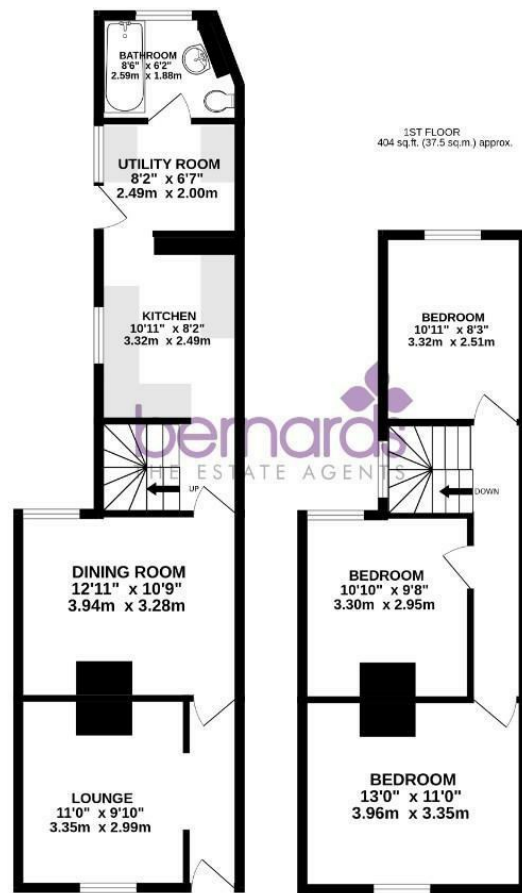
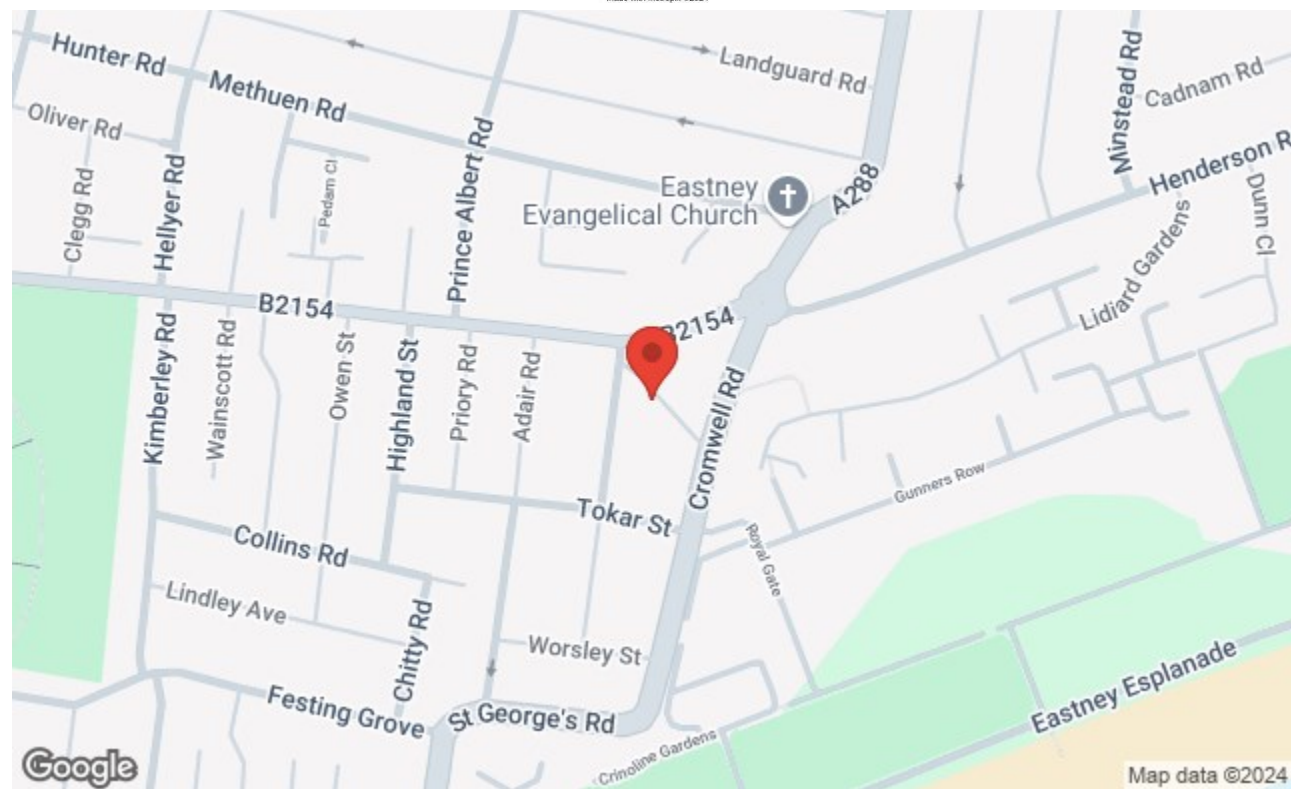


GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

TOTAL FLOOR AREA: 901 sq.ft. (83.7 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)



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£270,000

Eastney Street, Southsea PO4 9PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 RECEPTIONS ROOMS
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS BATHROOM
- ❖ NO ONWARD CHAIN
- ❖ EASTNEY LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ IDEAL FIRST TIME BUY
- CALL TO VIEW

**** LOVELY HOME IN EASTNEY VILLAGE LOCATION OFFERED CHAIN FREE ****

We are delighted to bring to market this attractive terraced home in Eastney Street. Benefitting from NO ONWARD CHAIN, this lovely home is ideal for either a FIRST TIME BUYER or young family to enjoy.

The accommodation comprises a lounge, dining room, kitchen with further utility room, ground floor bathroom and THREE DOUBLE

BEDROOMS. The home has proved to be equally good investment and has been rented in recent times.

The location is fabulous with it being with striking distance of the beach yet still close enough to the local amenities and bars / cafes in central Southsea. A superb opportunity that must be viewed to be appreciated.

Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

LOUNGE

11'0" x 9'10" (3.35m" x 3.00m")

DINING ROOM

12'11" x 10'9" (3.94m" x 3.28m")

KITCHEN

10'11" x 8'2" (3.33m" x 2.49m")

UTILITY ROOM

8'2" x 6'7" (2.49m" x 2.01m")

BATHROOM

8'6" x 6'2" (2.59m" x 1.88m")

BEDROOM 1

13'0" x 11'0" (3.96m" x 3.35m")

BEDROOM 2

10'10" x 9'8" (3.30m" x 2.95m")

BEDROOM 3

10'11" x 8'3" (3.33m" x 2.51m")

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.

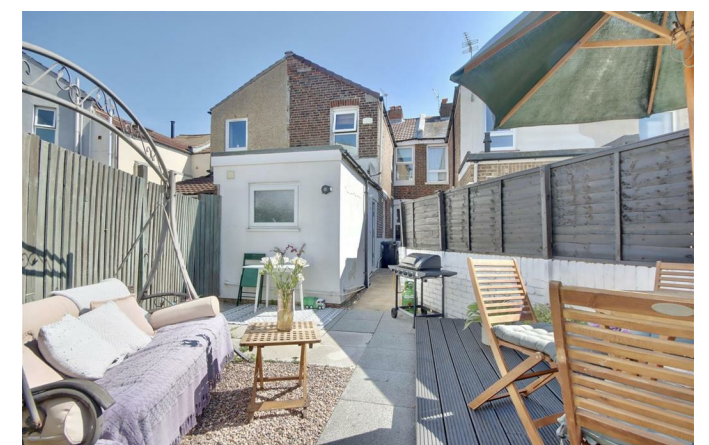
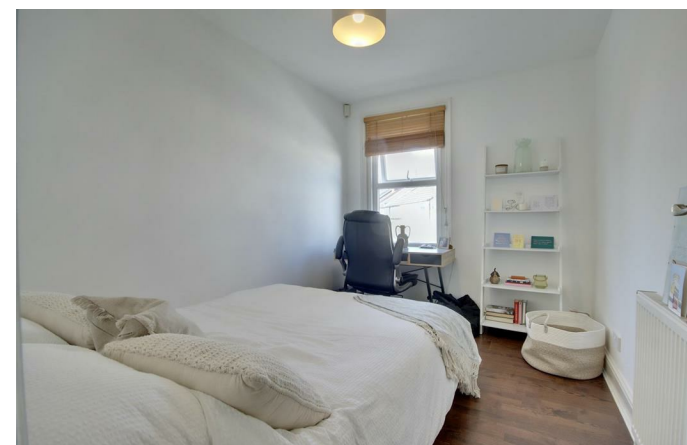
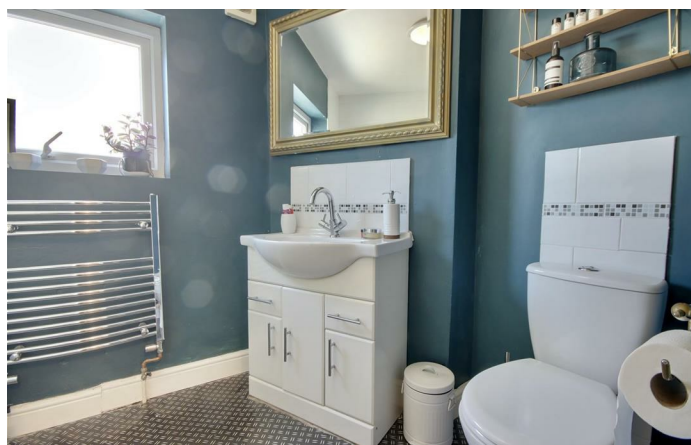
SOLICITOR

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			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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