

FOR SALE

£595,000

Shaftesbury Road, Southsea PO5 3JA

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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**HIGHLIGHTS**

- ❖ SEMI DETACHED FAMILY HOME
- ❖ TOWNHOUSE LAYOUT
- ❖ GARAGE AND PARKING
- ❖ REQUESTED LOCATION
- ❖ OPEN PLAN LIVING
- ❖ EN-SUITE TO MASTER
- ❖ IDEAL FAMILY HOME
- ❖ CLOSE TO SEAFRONT
- ❖ IMPRESSIVE FINISH
- ❖ CALL TO VIEW

**\*\* IMPRESSIVE TOWNHOUSE WITH GARAGE & PARKING IN CENTRAL SOUTHSEA \*\***

We are delighted to bring to market this wonderful townhouse situated in the heart of Southsea. With accommodation situated over 3 floors, you have an abundance of space coupled with GARAGE & PARKING in a prime requested location.

As you step inside you are greeted by a welcoming entrance hall which then leads into a generous reception room coupled with a large utility. This allows access to a pleasant size garden. On the first floor you'll find the heart of the

home, an open plan lounge / dining / kitchen area that provides a wonderfully social space for a family or someone who regularly entertains. You'll also find a bedroom on this level.

On the top floor you'll find a further 3 bedrooms, with the master bedroom being serviced with an en-suite shower room for added convenience when the house is full. The location is hugely popular with it being a short distance from the seafront as well as the bars, restaurants and cafes in central Southsea. A superb opportunity to acquire a substantial home in a popular location that should not be ignored

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

### GARAGE

13'10" x 10'5" (4.22m x 3.18m)

### STUDY

10'6" x 9'11" (3.20m x 3.02m)

### UTILITY

7'7" x 7'1" (2.31m x 2.16m)

### WC

## FIRST FLOOR

### LOUNGE / DINER

17'6" x 14'7" (5.33m x 4.45m)

### KITCHEN

13'10" x 7'8" (4.22m x 2.34m)

### BEDROOM 3

10'6" x 10'0" (3.20m x 3.05m)

## SECOND FLOOR

### BEDROOM 1

18'1" x 10'7" (5.51m x 3.23m)

### EN-SUITE SHOWER ROOM

6'7" x 3'11" (2.01m x 1.19m)

### BEDROOM 2

14'8" x 9'1" (4.47m x 2.77m)

### BEDROOM 4

10'8" x 8'7" (3.25m x 2.62m)

## 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
	82
	67
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	



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