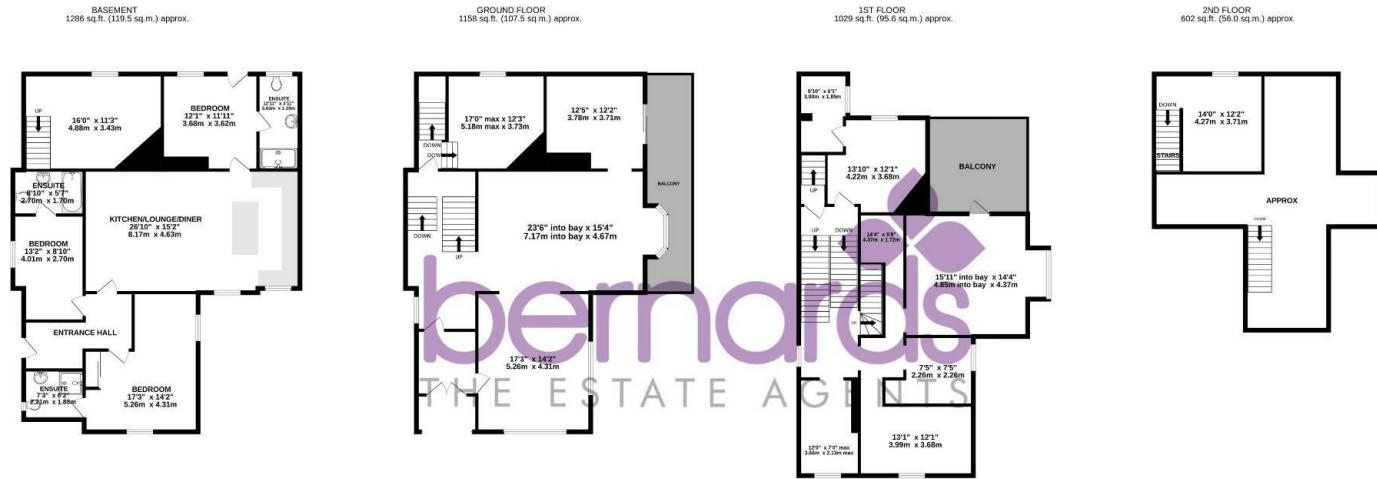


FOR SALE

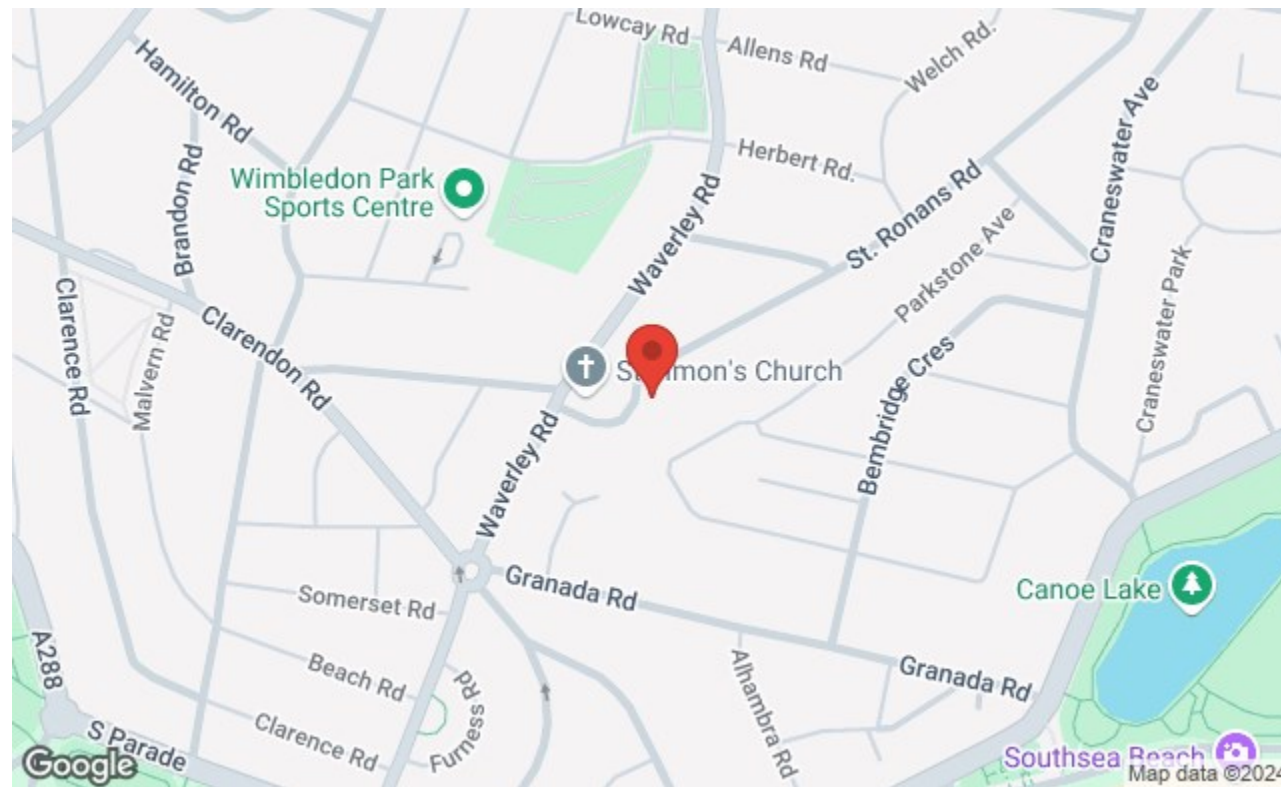
£800,000

St. Ronans Road, Southsea PO4 0PT

bernards THE ESTATE AGENTS



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

- HUGE POTENTIAL
- PARKING AND GARAGE
- REQUESTED LOCATION
- WALKING DISTANCE TO SEA
- SEPARATE BASEMENT FLAT
- EXCITING OPPORTUNITY
- LARGE GARDEN
- POTENTIAL 8 BEDROOMS
- FAMILY HOME
- VIEWING ADVISED

** HUGE POTENTIAL ** SUBSTANTIAL HOME **

We are excited to welcome this historic property to the market located in the heart of Southsea. Spanning over four split level floors, this is a wonderful opportunity with plenty to offer. The renovations have already begun with gas, electric and plumbing work all but complete, making this the perfect blank canvas for a new homeowner to make their own.

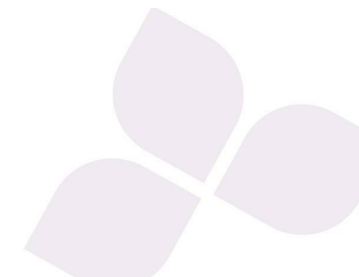
Situated opposite St. Simons Church, the plot sits in an extremely sought after location. Southsea Seafront is a short walk South, and Albert Road full

of local bars and restaurants a short walk North.

The property boasts a driveway for two cars and a generously sized garden with a garage at the foot. The main residence sits above a separate 3-bedroom apartment, making for an ideal income stream of a rental property if required.

With an abundance of rooms available for en-suites, open plan kitchen/living spaces, studies and dining, this property really does present an opportunity not to be missed.

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

BASEMENT FLAT LOUNGE/DINER
26'9" x 15'2" (8.17 x 4.63)

BASEMENT FLAT BEDROOM
17'3" x 14'1" (5.26 x 4.31)

BASEMENT FLAT BEDROOM
13'1" x 8'10" (4.01 x 2.7)

BASEMENT FLAT BEDROOM
12'0" x 11'10" (3.68 x 3.62)

BASEMENT FLAT ENSUITE
7'3" x 6'2" (2.21 x 1.88)

BASEMENT FLAT ENSUITE
8'10" x 5'6" (2.7 x 1.7)

BASEMENT FLAT ENSUITE
11'10" x 3'10" (3.63 x 1.19)

GROUND FLOOR RECEPTION
17'3" x 14'1" (5.26 x 4.31)

GROUND FLOOR RECEPTION
23'6" x 15'3" (7.17 x 4.67)

GROUND FLOOR RECEPTION
12'4" x 12'2" (3.78 x 3.71)

GROUND FLOOR RECEPTION
16'11" x 12'2" (5.18 x 3.73)

BEDROOM

15'10" x 14'4" (4.85 x 4.37)

BEDROOM

13'1" x 12'0" (3.99 x 3.68)

BEDROOM

7'4" x 7'4" (2.26 x 2.26)

BEDROOM

13'10" x 12'0" (4.22 x 3.68)

BATHROOM

12'0" x 6'11" (3.66 x 2.13)

FIRST FLOOR ROOM

14'4" x 5'7" (4.37 x 1.72)

FIRST FLOOR ROOM

9'10" x 6'0" (3 x 1.85)

SECOND FLOOR ROOM

14'0" x 12'2" (4.27 x 3.71)

SECOND FLOOR ROOM

14'0" x 12'2" (4.27 x 3.71)

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

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!

COUNCIL TAX BAND E

Portsmouth City Council: £1563.37 Police & Crime Commissioner: £202.23 Combined Fire Authority: £78.03 Total: £1843.63

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.



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		42	50
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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