

£369,995

Highland Road, Southsea PO4 9NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TOWNHOUSE
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ DOWNSTAIRS TOILET
- ❖ TWO BATHROOMS
- ❖ FULLY REFURBED
- ❖ COURTYARD GARDEN
- ❖ SHORT WALK FROM BEACH
- ❖ OFF ROAD PARKING

**** STUNNING CONVERSION OFFERING 3 STOREY LIVING IN HEART OF SOUTHSEA ****

We are delighted to offer for sale this wonderful opportunity in Highland Road, Southsea. Conveniently located, the owners have taken an old building and created 3 stunning townhouses with high end finish throughout.

The homes offer a blend of space and exquisite design with a good size reception room complimented by a kitchen diner at the rear which opens into a courtyard garden. All appliances and finish are new so you can

move straight in and enjoy from day one.

Over the top two floors you will find 3 bedrooms and 2 bathrooms, all again with an impressive finish and real attention to detail. There is parking available with some of the units which is a huge plus for the location.

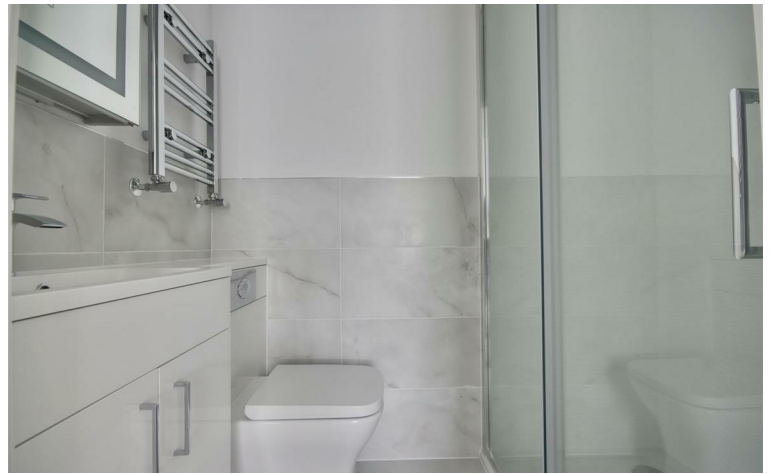
Highland Road is super convenient with great access into central Southsea for the vibrant scene whilst you are a short stroll South to the seafront and promenade. A superb opportunity that must be viewed at the earliest convenience.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

LOUNGE

20'8" x 13'8" (6.32 x 4.19)

KITCHEN/DINER

24'8" x 12'4" (7.53 x 3.78)

WC

5'8" x 4'0" (1.73 x 1.24)

BEDROOM ONE

13'8" x 12'5" (4.19 x 3.79)

ENSUITE

9'6" x 4'0" (2.91 x 1.23)

BEDROOM TWO

15'5" x 10'5" (4.72 x 3.19)

BEDROOM THREE

14'6" x 8'2" (4.44 x 2.49)

BATHROOM

6'5" x 6'5" (1.97 x 1.96)

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing

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 conveyance 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.

Anti-Money Laundering

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

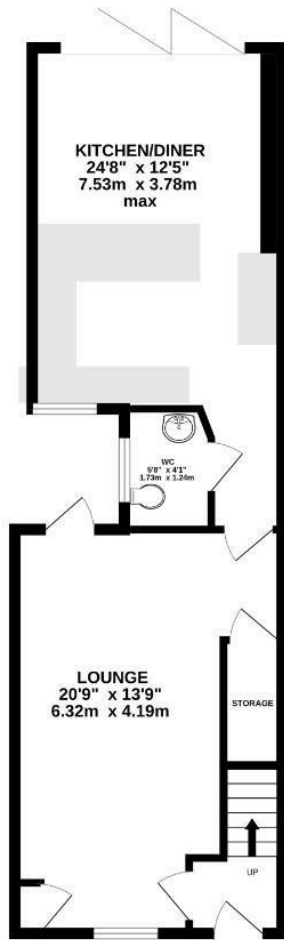


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	79

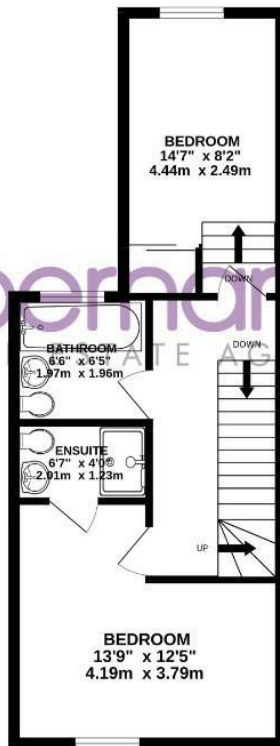
EU Directive 2002/91/EC
England & Wales



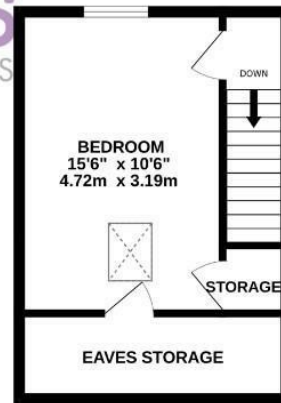
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

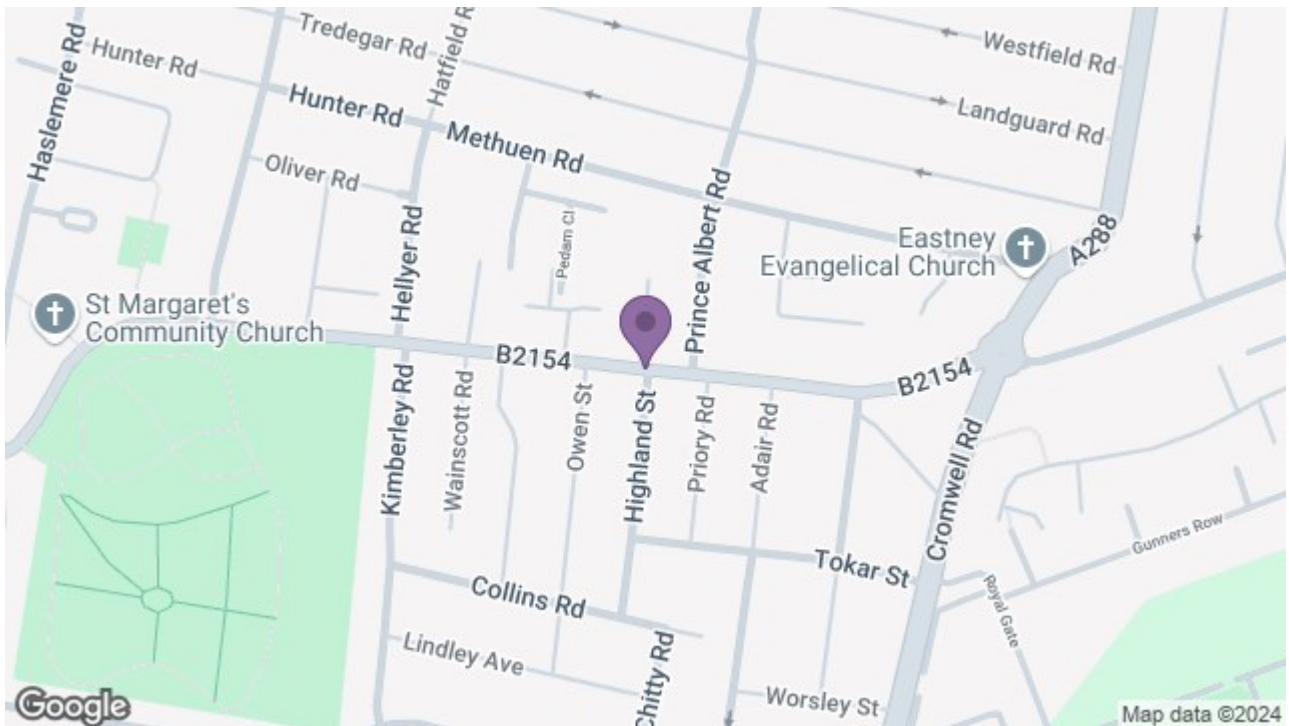


2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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