



FINEST

exclusively by bernards

1a Nelson Road | Southsea





FOR SALE



Key features

- DETACHED RESIDENCE
- OVER 4000 SQ FEET
- DOUBLE GARAGE
- OFFERED CHAIN FREE
- 6 BEDROOMS
- OPEN PLAN LIVING
- CORNER PLOT
- 4 BATHROOMS
- IMPRESSIVE GARDEN
- CENTRAL LOCATION

** EXCEPTIONAL SOUTHSEA RESIDENCE SET OVER 3 FLOORS IN REQUESTED CENTRAL LOCATION **

We are delighted to bring to market this imposing detached home set in a generous plot in the heart of Southsea. Situated on the corner of Nelson Road, this

home offers the enviable blend of vast and flexible accommodation in a highly convenient location.

the accommodation offered exceeds 4000 square feet and offers a double garage, carport and parking. The garden is a wonderful size for Southsea and gives the lucky owner a little haven to

enjoy and entertain with friends and family.

On the ground floor you'll find two exceptional areas to congregate in. An open plan kitchen breakfast dining area that spills into the garden is a real social space that is bright and welcoming. A further wonderful sized lounge











gives a more formal area to enjoy when needed.

Over the top two floors you have up to 6 bedrooms to be used as you wish, either all as bedrooms or one as a home office if you need to work from your abode. With two bathrooms and a further 2 en-suites you are not short of facilities either.

Offered CHAIN FREE, this is a superb opportunity that is available to view immediately.

GROUND FLOOR

CARPORT

DOUBLE GARAGE

20'2" x 19'2" (6.15m" x 5.84m")

LIVING ROOM

28'3" x 20'1" (8.61m" x 6.12m")

KITCHEN BREAKFAST DINING AREA

25'4" x 20'10" (7.72m" x 6.35m")

UTILITY ROOM

13'0" x 4'11" (3.96m" x 1.50m")

WC

FIRST FLOOR

BEDROOM 1

20'10" x 18'1" (6.35m" x 5.51m")

EN-SUITE

15'8" x 6'6" (4.78m" x 1.98m")

BEDROOM 6 / HOME OFFICE

17'4" x 11'8" max (5.28m" x 3.56m" max)

BATHROOM

13'10" x 7'1" (4.22m" x 2.16m")

SECOND FLOOR

BEDROOM 2

18'1" x 17'5" (5.51m" x 5.31m")

BEDROOM 3

20'6" x 12'0" (6.25m" x 3.66m")

EN-SUITE

5'10" x 5'6" (1.78m" x 1.68m")

BEDROOM 4

18'0" x 12'1" (5.49m" x 3.68m")

BEDROOM 5

13'0" x 11'10" (3.96m" x 3.61m")

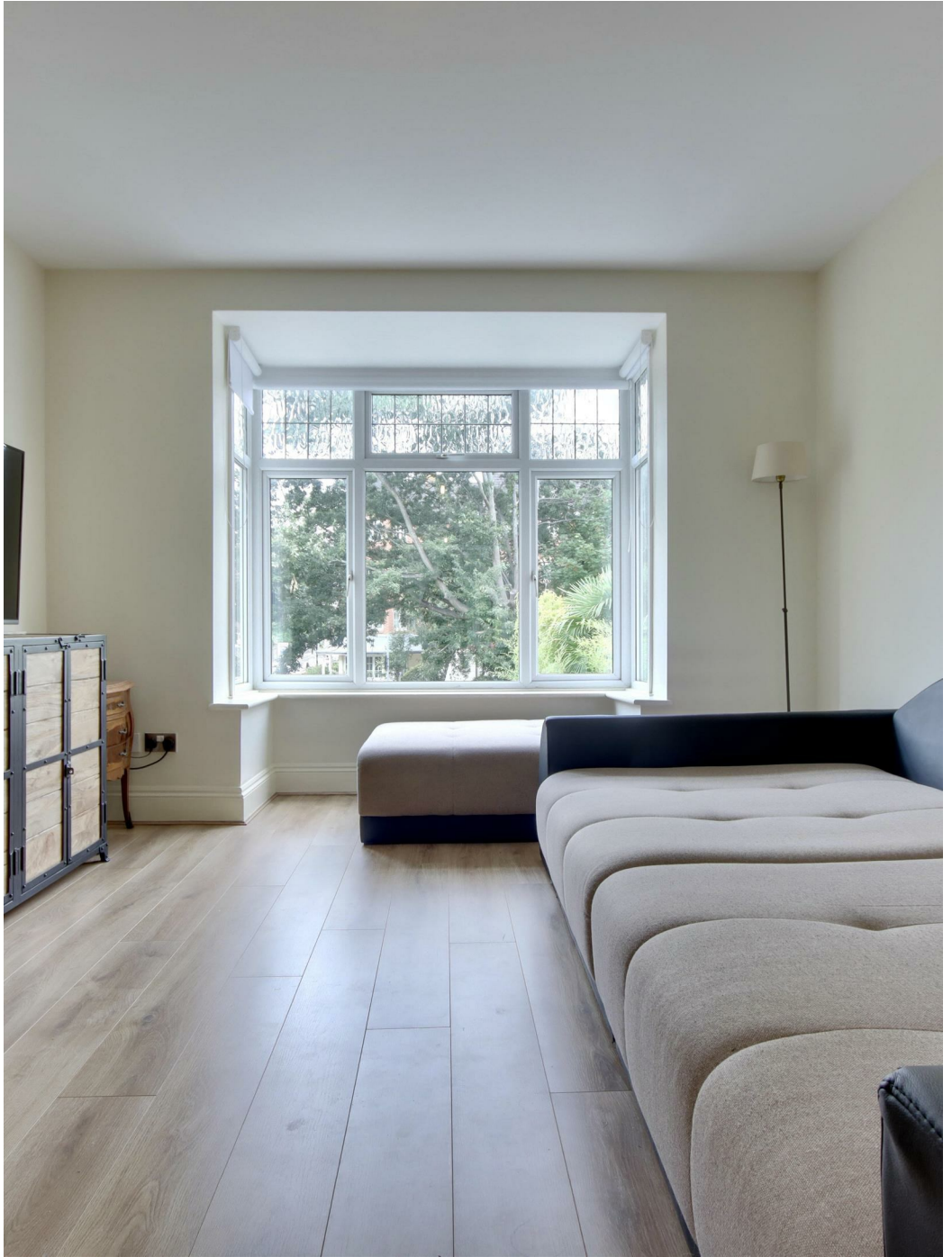
BATHROOM

13'0" x 6'6" (3.96m" x 1.98m")

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 F

Portsmouth City Council:
BAND F

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

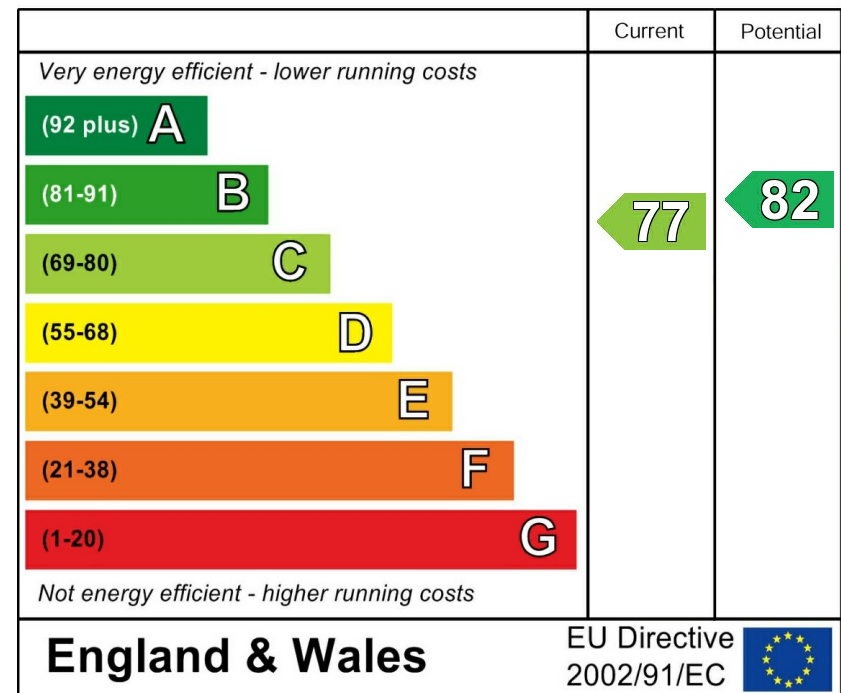
that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask 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!

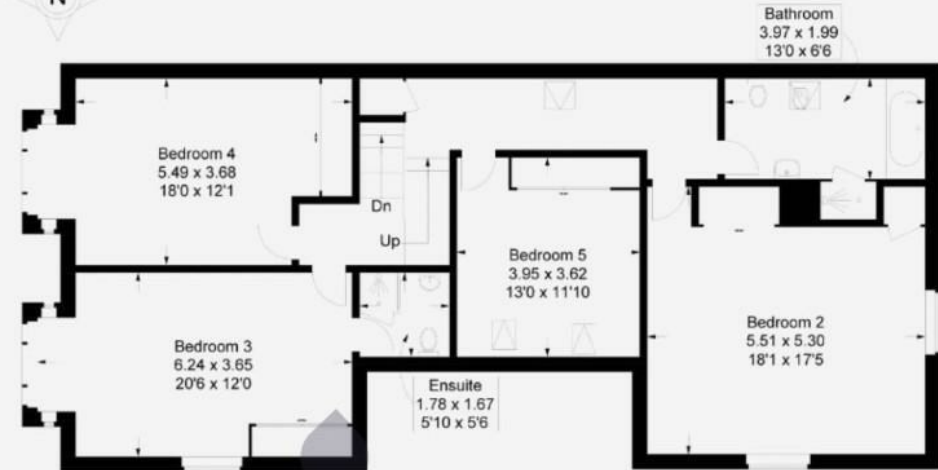
Energy Efficiency Rating



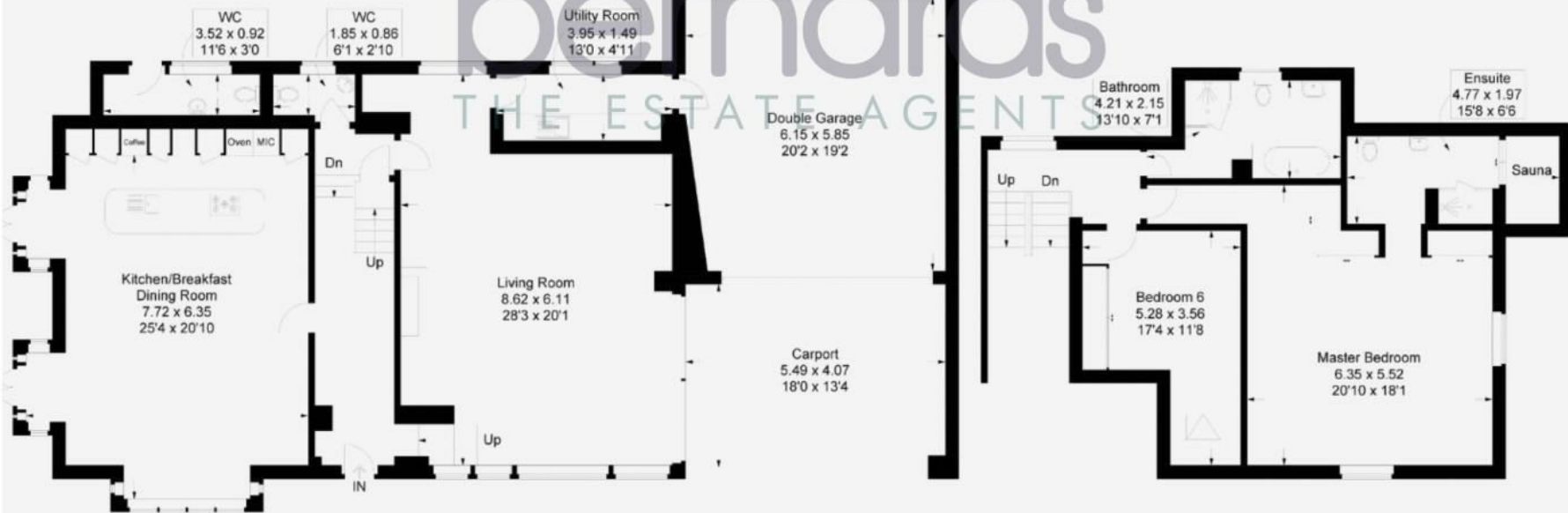
Nelson Road, Southsea

Approximate Gross Internal Area = 381.4 sq m / 4105 sq ft

FLOORPLAN



Second Floor



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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