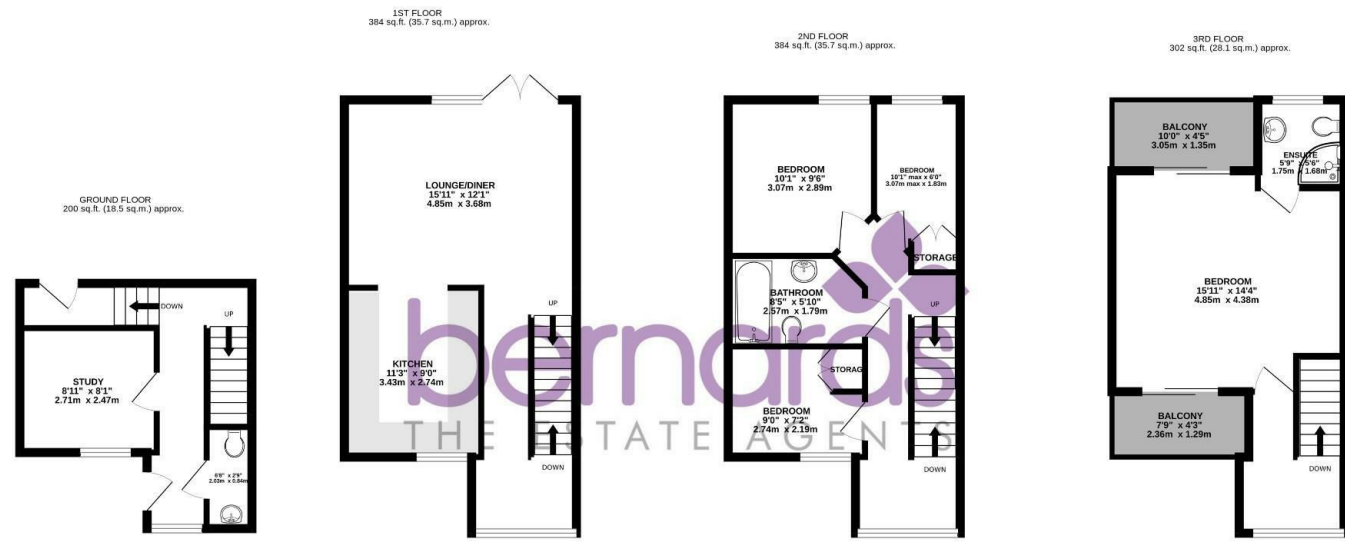


FOR SALE

Offers In Excess Of £425,000

Portland Road, Southsea PO5 3AF

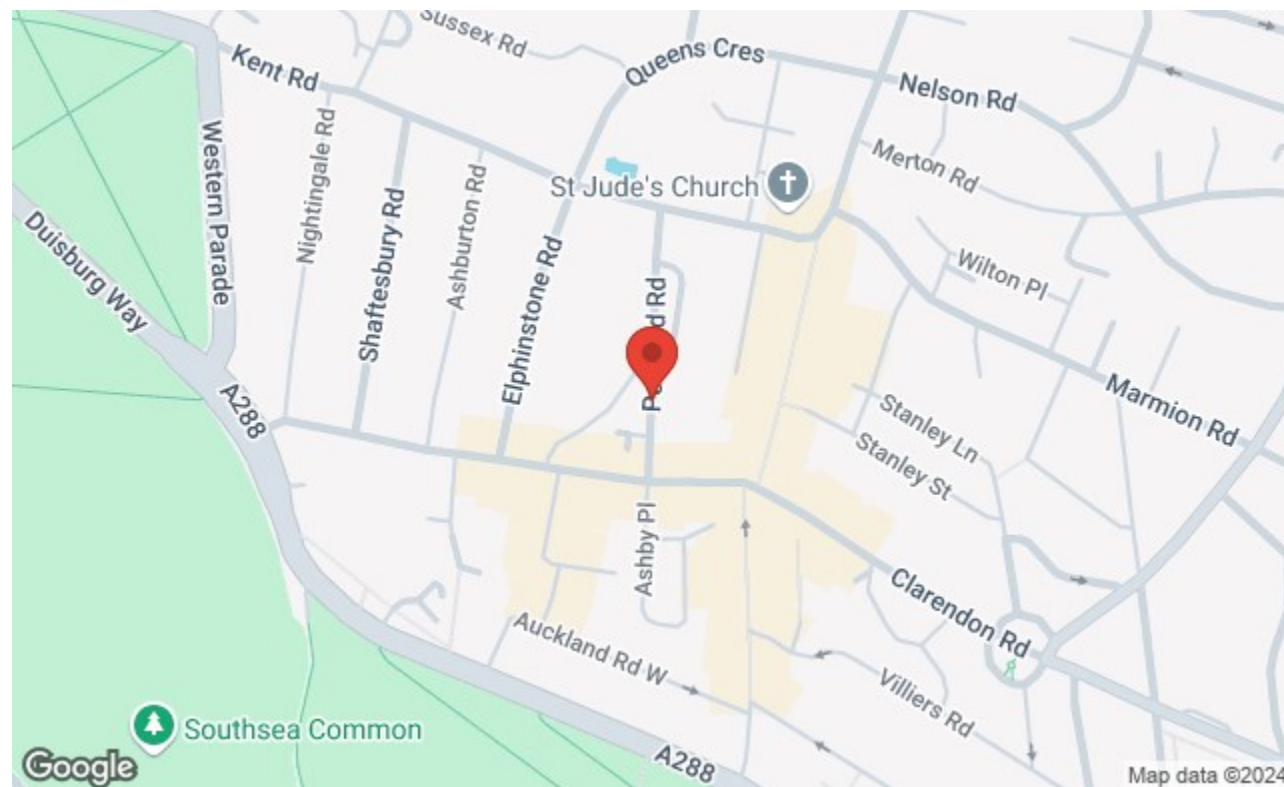
bernards THE ESTATE AGENTS



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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### HIGHLIGHTS

- ❖ MODERN TOWNHOUSE
- ❖ OVER 4 FLOORS
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ OPEN PLAN ARRANGEMENT
- ❖ IDEAL FAMILY HOME
- ❖ CENTRALLY LOCATED
- ❖ SECURE PAKRING
- ❖ SUPERB OPPORTUNITY
- ❖ CALL TO VIEW

**\*\* EXCEPTIONAL TOWNHOUSE IN PRIME CENTRAL SOUTHSEA LOCATION \*\***

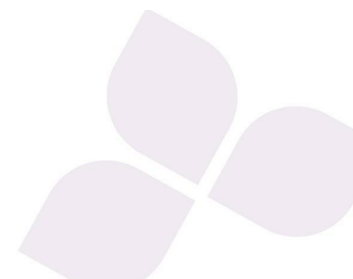
We are thrilled to bring to market this wonderful townhouse tucked away in Portland Road, Southsea. Built in 2016, this great residence sees accommodation arranged over 3 floors with the added bonus of **SECURE OFF ROAD PARKING**

There is flexibility with the how the accommodation can be used albeit the home is principally designed as a 4 bedroom property. The real

heart of the home is the open plan living / dining / kitchen area which offers access into the garden area that is situated in the first floor.

The location is so convenient with it being in the heart of central Southsea and all that is on offer. You will find an array of cafes, restaurants and bars whilst you are walking distance to the seafront and promenade with all the festivals and activities on offer throughout the year. A wonderful opportunity that must be viewed.

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



Call today to arrange a viewing  
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# PROPERTY INFORMATION

## GROUND FLOOR

### STUDY

8'11" x 8'1" (2.72m x 2.46m)

### WC

## FIRST FLOOR

### LOUNGE DINER

15'11" x 12'1" (4.85m x 3.68m)

### KITCHEN

11'3" x 9'0" (3.43m x 2.74m)

## FIRST FLOOR

### BEDROOM 2

10'1" x 9'6" (3.07m x 2.90m)

### BEDROOM 3

9'0" x 7'2" (2.74m x 2.18m)

### BEDROOM 4

10'1" x 6'0" max (3.07m x 1.83m max)

### BATHROOM

8'5" x 5'10" (2.57m x 1.78m)

## SECOND FLOOR

### BEDROOM 1

15'11" x 14'4" (4.85m x 4.37m)

### EN-SUITE

5'9" x 5'6" (1.75m x 1.68m)

### BALCONY

### UNDERGROUND PARKING

### 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

### LEASEHOLD INFORMATION

Management Company : Lease Length : 990 YEARS Ground Rent : none Service Charge : £1713 PER ANNUM

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

### 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			
(92-100) 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			
EU Directive 2002/91/EC		73	75
England & Wales			

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