

£315,000

Highland Road, Southsea PO4 9NH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ MID-TERRACE
- ❖ CONVENIENT LOCATION
- ❖ TWO RECEPTION ROOMS
- ❖ SOUTH FACING GARDEN
- ❖ CLOSE TO AMENITIES
- ❖ DOUBLE BAY AND FORECOURT
- ❖ NEUTRAL FINISH
- ❖ NO FORWARD CHAIN
- A MUST VIEW

### \*\* SUPERB FAMILY HOME IN POPULAR SOUTHSEA LOCATION \*\*

We are delighted to offer to market this family home in popular Highland Road, Southsea.

Conveniently located and offered with the benefit of no onward chain, this home offers that perfect blend of space, finish and location.

The home offers 3 bedrooms and a first floor bathroom whilst also

comprising a lounge, separate dining area and well equipped kitchen on the ground floor. A low maintenance garden is also on hand which is southerly facing.

The location is very popular with it being a short stroll to the seafront whilst also within striking distance of conveniences and Albert Road for the local restaurants, bars and cafes. A great home that must be viewed.

Call today to arrange a viewing  
02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## LOUNGE

11'6" x 14'4" into bay (3.51m x 4.37m into bay)

## DINING ROOM

9'7" x 12' (2.92m x 3.66m)

## KITCHEN

8'11" x 7'8" (2.72m x 2.34m)

## BEDROOM ONE

11'7" x 14'7" into bay (3.53m x 4.45m into bay)

## BEDROOM TWO

9'9" x 12'2" (2.97m x 3.71m)

## BEDROOM THREE

7'10" x 9' (2.39m x 2.74m)

## BATHROOM

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

## 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 C

### 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.

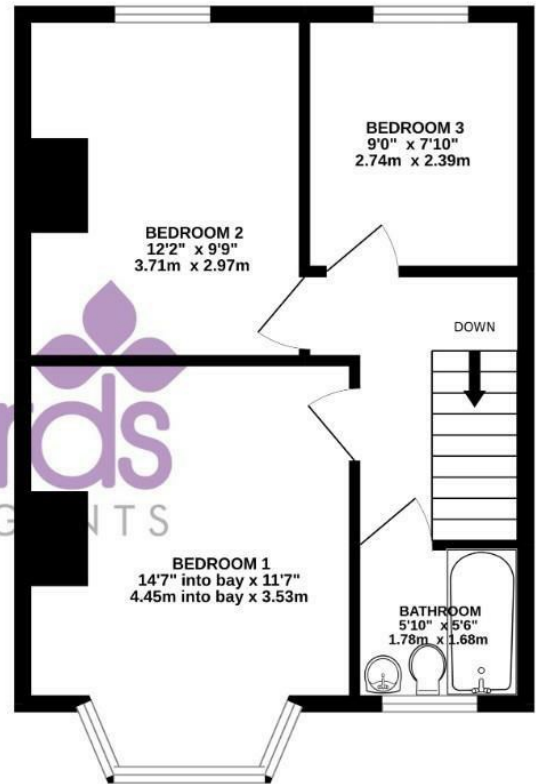
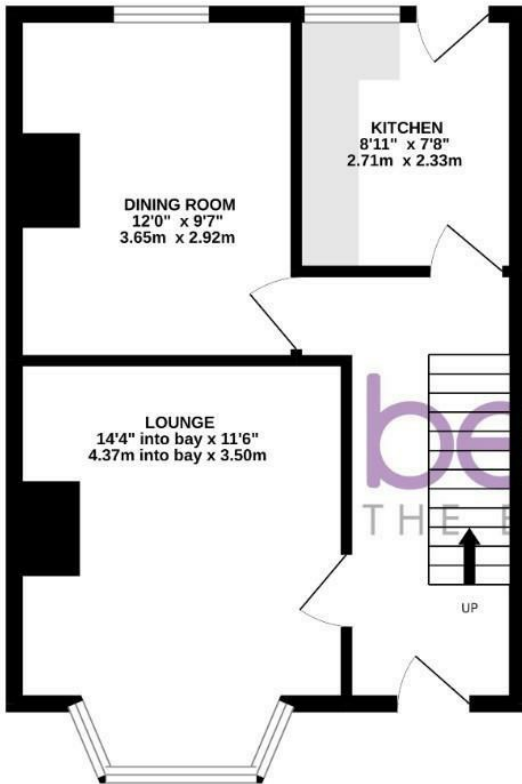


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.

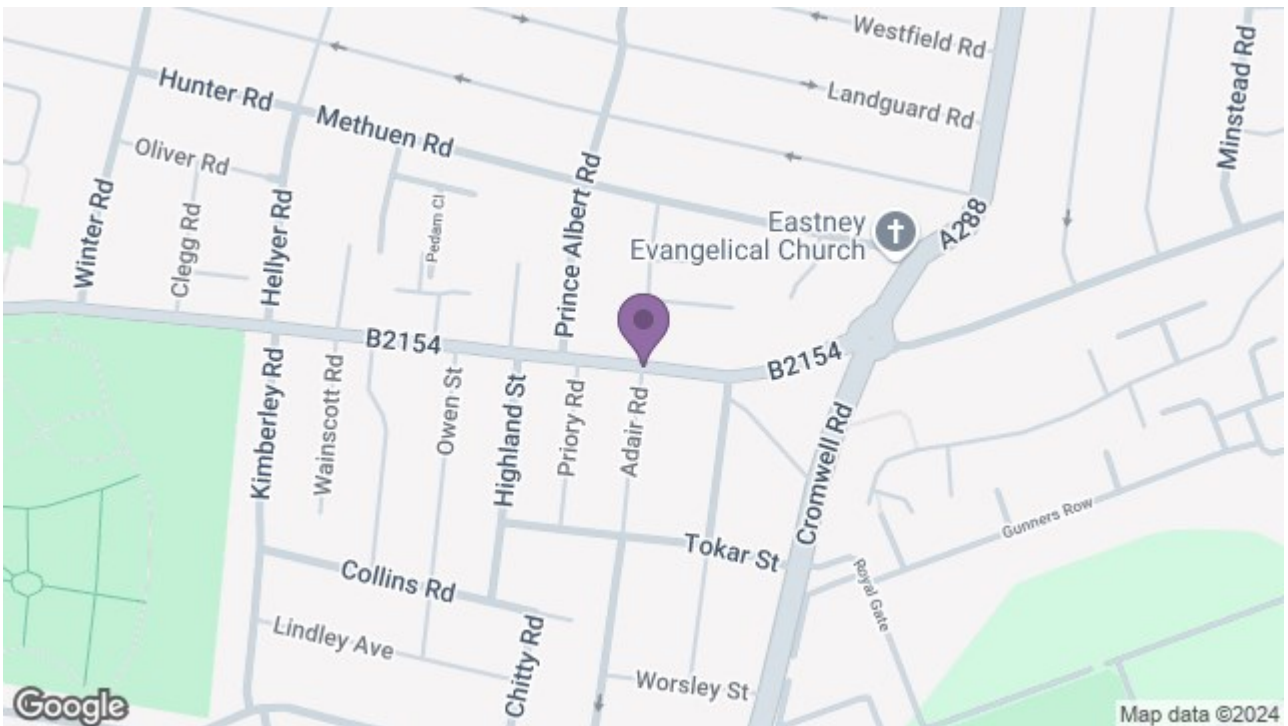
1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



bernards  
THE ESTATE AGENTS

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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.  
Made with Metropix ©2022



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

