

bernards  
THE ESTATE AGENTS

FOR SALE

£545,000

Campbell Road, Southsea PO5 1RW

bernards  
THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- CHARACTER FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- ORIGINAL FEATURES
- NO ONWARD CHAIN
- OFF ROAD PARKING
- REQUESTED LOCATION
- SOUTHERLY ASPECT GARDEN
- CALL TO VIEW

**\*\* LARGE FAMILY HOME FULL OF ORIGINAL FEATURES AND PARKING! \*\***

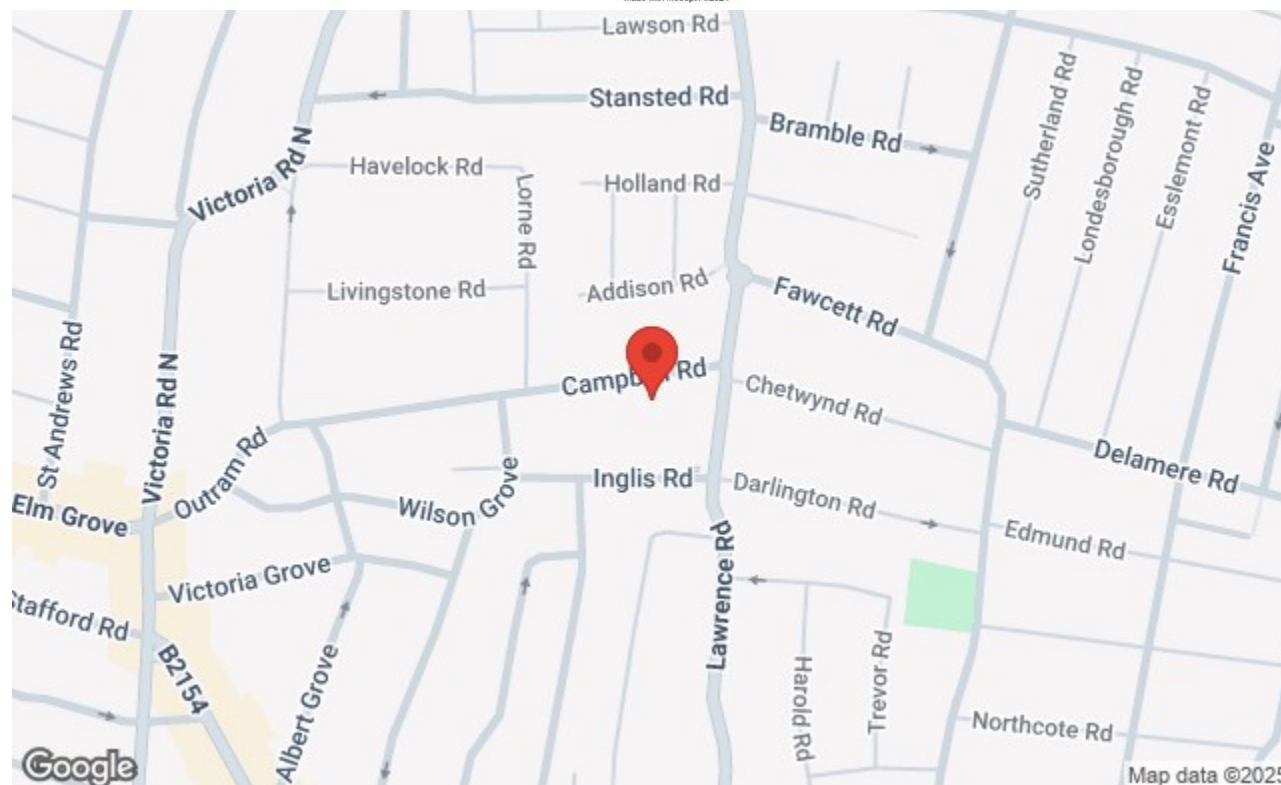
We are delighted to offer for sale this fantastic family home in ever popular Campbell Road. Bursting with original features and offering an abundance of space, this character home is a blank canvas for the next lucky owner and is offered chain free.

As you walk through the front door you are greeted by a stunning staircase and impressive size lobby area. Large grand doors invite you into the lovely size lounge with feature bay and fireplace. A further reception room is on hand to be enjoyed whilst the kitchen diner extends to the patio doors into the garden. This is a wonderful

space to entertain or enjoy quality family time.

On the first floor you will find 4 bedrooms, 3 of which are doubles and bedroom 1 offers an en-suite shower room for added convenience. A family bathroom completes the available accommodation whilst the front garden offers OFF ROAD PARKING, always a huge benefit in Southsea

The location is very much sought after due to its wonderful access into central Southsea for the cafes restaurants and local business. The seafront is a short distance away whilst the train station can be easily reached should your work require you to travel. A brilliant opportunity that must be viewed to be appreciated.



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

## GROUND FLOOR

**LOUNGE**  
18'7" x 11'7" (5.66m x 3.53m")

**FAMILY ROOM**  
11'11" x 10'8" (3.63m x 3.25m")

**KITCHEN / DINER**  
27'1" x 9'3" (8.26m x 2.82m")

## FIRST FLOOR

**BEDROOM 1**  
18'7" x 15'0" max (5.66m x 4.57m max )

## EN-SUITE SHOWER ROOM

**BEDROOM 2**  
12'0" x 11'0" (3.66m x 3.35m")

**BEDROOM 3**  
12'11" x 9'2" (3.94m x 2.79m")

**BEDROOM 4**  
7'6" x 6'1" (2.29m x 1.85m")

**BATHROOM**  
6'6" x 6'2" (1.98m x 1.88m")

## 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

## 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	
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	
EU Directive 2002/91/EC	
England & Wales	



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