

Gains Road, Southsea PO4 OPL



2 HIGHLIGHTS

- LARGE SOUTHSEA HOME
- 5 BEDROOMS
- BASEMENT
- **TWO RECEPTION ROOMS**
- CHARACTER FEATURES
- REQUESTED LOCATION
- MPRESSIVE SIZE GARDEN
- IDEAL FAMILY HOME
- CLOSE TO ALBERT ROAD
- CALL TO VIEW

** LOVELY LARGE FAMILY HOME IN PRIME SOUTHSEA ROAD **

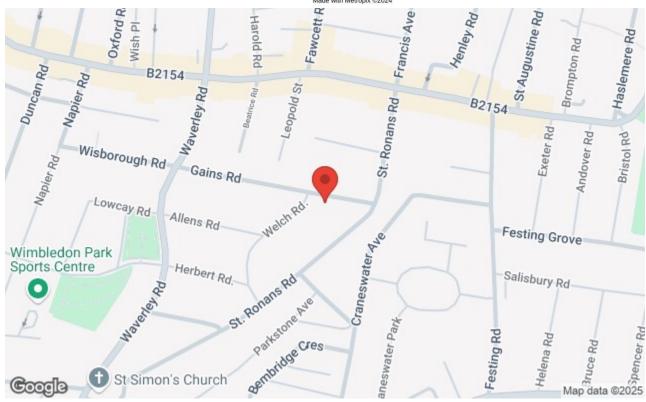
We are thrilled to bring to market this wonderful period home in Gains Road bursting with original features and offering an abundance of space. With accommodation available over 4 floors, this property is ideal for an established or growing family to enjoy for years to come.

Once inside, you'll be taken back by the size of the accommodation on offer. A large basement floor is available for much needed storage space for such a good size home. There are two reception rooms on hand, currently used as a

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TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operability or efficiency can be given Made with Metropix ©2024







lounge and dining room whilst the kitchen offers a small breakfast area overlooking the rear garden. A utility coupled with a WC only adds to the appeal.

Over the top 2 floors you will find 5 bedrooms on hand or you can choose to set one up as an office if required, often the case with more and more people working from home. A lovely size four piece bathroom suite complete with dual sinks completes a wonderful home.

The location is highly convenient with superb access into central areas and a short walk from ever popular Albert Road. With good schooling and easy access to the seafront, this is too good an opportunity to miss!



PROPERTY INFORMATION

BASEMENT AREA GROUND FLOOR

LOUNGE 18'2" x 13'11" (5.54m" x 4.24m")

KITCHEN 16'0" x 10'11" (4.88m" x 3.33m")

DINING ROOM 12'5" x 9'7" (3.78m" x 2.92m")

UTILITY ROOM 16'1" x 7'11" (4.90m" x 2.41m")

WC

FIRST FLOOR

BEDROOM 1 18'2" x 12'1" (5.54m" x 3.68m")

BEDROOM 2 16'0" x 10'11" (4.88m" x 3.33m")

BEDROOM 3 8'5" x 8'5" (2.57m" x 2.57m")

BEDROOM 4 12'5" x 6'6" (3.78m" x 1.98m")

BATHROOM 16'3" x 7'11" (4.95m" x 2.41m")

SECOND FLOOR

BEDROOM 5 12'6" x 9'8" (3.81m" x 2.95m")

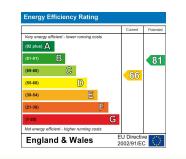
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Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML 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 D Portsmouth City Council: BAND D

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.



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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.

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