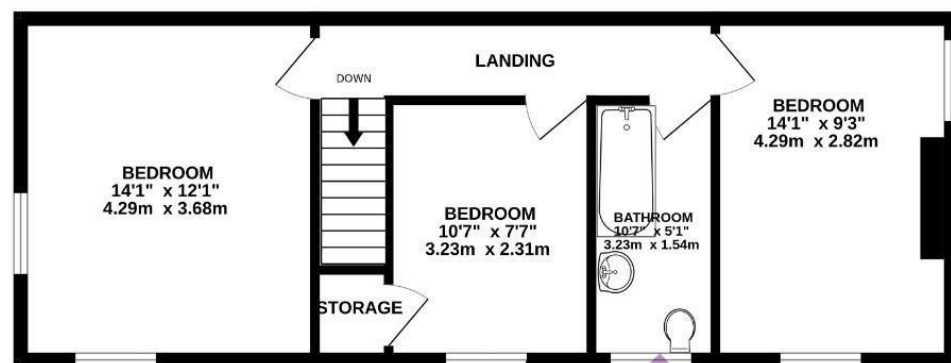
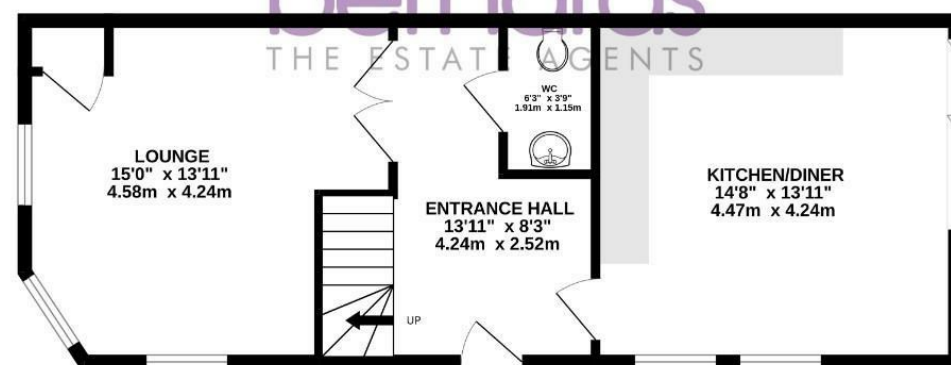


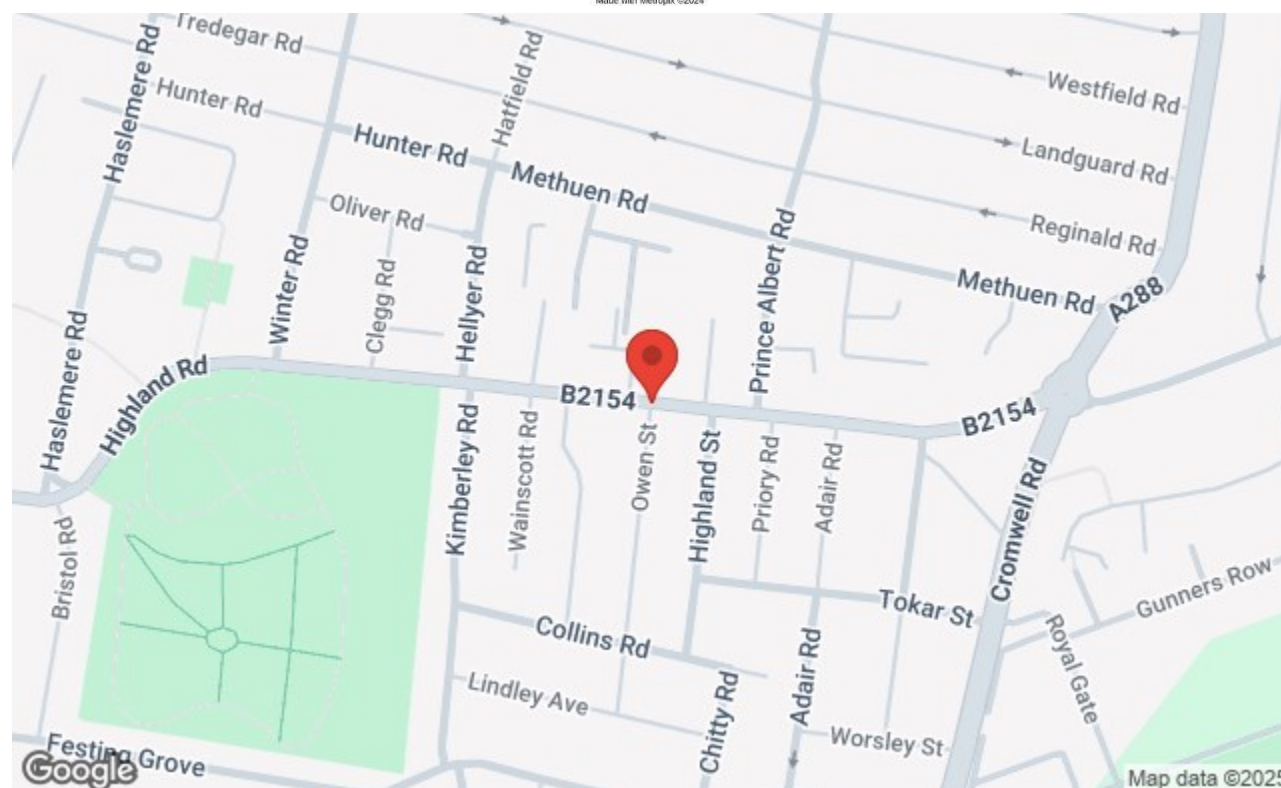
1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



FOR SALE

Offers In Excess Of £350,000

Highland Road, Southsea PO4 9HA

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ DOWNSTAIRS WC
- ❖ FULLY REFURBISHED
- ❖ GARDEN/ PARKING
- ❖ SHORT WALK TO BEACH
- ❖ NEARBY LOCAL AMENITIES
- ❖ CALL TO VIEW

**\*\* LAST ONE AVAILABLE IN STUNNING CONVERSION OFFERING MODERN LIVING IN HEART OF SOUTHSEA \*\***

We are delighted to offer for sale this wonderful opportunity in Highland Road, Southsea. Conveniently located, the owners have taken an old building and created 3 stunning townhouses with high end finish throughout and this is the last remaining

The homes offer a blend of space and exquisite design with a good size reception room complimented by a kitchen diner at the rear which opens into a courtyard garden. All

appliances and finish are new so you can move straight in and enjoy from day one.

On the top floor you will find 3 bedrooms and a family bathroom, all again with an impressive finish and real attention to detail. There is the option of parking available with some of the units which is a huge plus for the location.

Highland Road is super convenient with great access into central Southsea for the vibrant scene whilst you are a short stroll South to the seafront and promenade. A superb opportunity that must be viewed at the earliest convenience.

Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE**  
15'0" x 13'10" (4.58 x 4.24)

**KITCHEN/ DINER**  
14'7" x 13'10" (4.47 x 4.24)

**WC**  
6'3" x 3'9" (1.91 x 1.15)

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

## 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!

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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