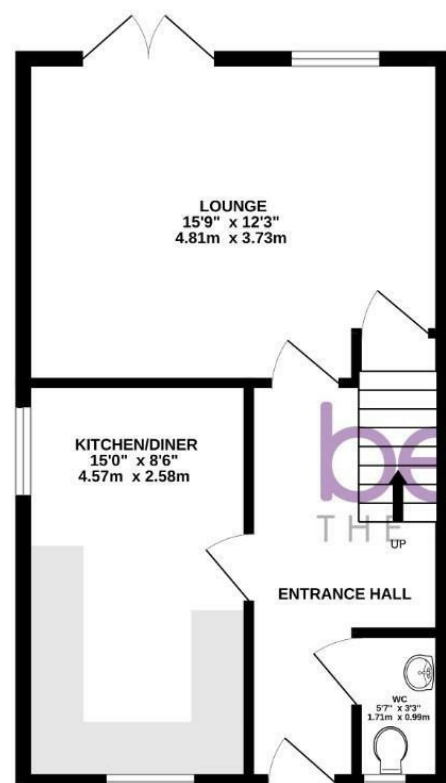


GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



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TOTAL FLOOR AREA : 857 sq.ft. (79.6 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.  
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



FOR SALE

£350,000

Tamarisk Close, Southsea PO4 9TS

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## HIGHLIGHTS

- ❖ END OF TERRACE HOME
- ❖ 3 BEDROOMS
- ❖ KITCHEN DINER
- ❖ LOUNGE OVERLOOKING GARDEN
- ❖ TANDEM PARKING FOR 2
- ❖ FIRST FLOOR BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ REQUESTED EASTNEY LOCATION
- ❖ CUL-DE-SAC
- ❖ CALL TO VIEW

**\*\* WONDERFUL HOME TUCKED AWAY IN EASTNEY CUL-DE-SAC WITH PARKING \*\***  
**\*\* LAUNCH TO MARKET - SATURDAY 22ND FEBRUARY \*\***

We are thrilled to bring to market this lovely end of terraced home in a wonderful cul-de-sac in Eastney. Offering good size accommodation as well as PARKING and a generous garden, this is a rare opportunity that must be viewed.

The accommodation comprises a

well equipped kitchen diner, nice size lounge overlooking the garden and a WC on the ground floor. On the first floor you will find 3 good size bedrooms and a shower room offering all you need whether you are a couple or young family.

The location is superb with it being so quiet yet offering a short distance to the seafront, central Southsea and Bransbury Park. A fabulous opportunity that must be viewed at the earliest chance

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





# PROPERTY INFORMATION

**LOUNGE**  
15'9" x 12'3" (4.80m" x 3.73m")

**KITCHEN / DINER**  
15'0" x 8'6" (4.57m" x 2.59m")

**WC**

**BEDROOM 1**  
14'0" x 8'8" (4.27m" x 2.64m")

**BEDROOM 2**  
11'0" x 8'8" (3.35m" x 2.64m")

**BEDROOM 3**  
10'0" x 6'11" (3.05m" x 2.11m")

**SHOWER ROOM**  
6'10" x 6'3" (2.08m" x 1.91m")

**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 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.

**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!

**SERVICE CHARGE**  
There is currently a service charge of circa £610 annually



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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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