



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



**FOR SALE**

£625,000

Inglis Road, Southsea PO5 1PB

**bernards**  
THE ESTATE AGENTS



5 3 2

## HIGHLIGHTS

- ❖ LARGE SOUTHSEA RESIDENCE
- ❖ 5 BEDROOMS
- ❖ OVER 3 FLOORS
- ❖ 3 RECEPTION AREAS
- ❖ IMPRESSIVE BATHROOM & SHOWER ROOM
- ❖ ORIGINAL FEATURES
- ❖ REQUESTED LOCATION
- ❖ IDEAL FAMILY HOME
- ❖ FLEXIBLE ACCOMMODATION
- CALL TO VIEW

**\*\* IMPRESSIVE LARGE FAMILY HOME IN PRIME SOUTHSEA RLOCATION \*\***

We are thrilled to bring to market this wonderful period home in Inglis Road. Brimming with original features and offering flexible accommodation over 3 floors, this property is ideal for an established or growing family to enjoy for many years to come.

Once inside, you'll be taken back by the size of the accommodation on offer. There are two connecting reception rooms on hand, currently used as a lounge and dining room whilst before the kitchen you will find a convenient breakfast room giving you

further space to enjoy as a family.

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 four piece bathroom suite as well as a further shower room completes a wonderful home.

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

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





# PROPERTY INFORMATION

## GROUND FLOOR

### LIVING ROOM

16'7" x 13'7" (5.05m x 4.14m)

### DINING ROOM

13'7" x 9'9" (4.14m x 2.97m)

### BREAKFAST ROOM

12'6" x 9'9" (3.81m x 2.97m)

### KITCHEN

9'9" x 8'7" (2.97m x 2.62m)

## FIRST FLOOR

### BEDROOM 1

16'3" x 13'7" (4.95m x 4.14m)

### BEDROOM 2

13'8" x 9'7" (4.17m x 2.92m)

### BEDROOM 5

9'9" x 8'8" (2.97m x 2.64m)

### BATHROOM

12'0" x 6'6" (3.66m x 1.98m)

## SHOWER ROOM

## SECOND FLOOR

### BEDROOM 3

13'8" x 9'5" (4.17m x 2.87m)

### BEDROOM 4

11'8" x 9'10" (3.56m x 3.00m)

## 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 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.

## 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		
	Current	Potential
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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