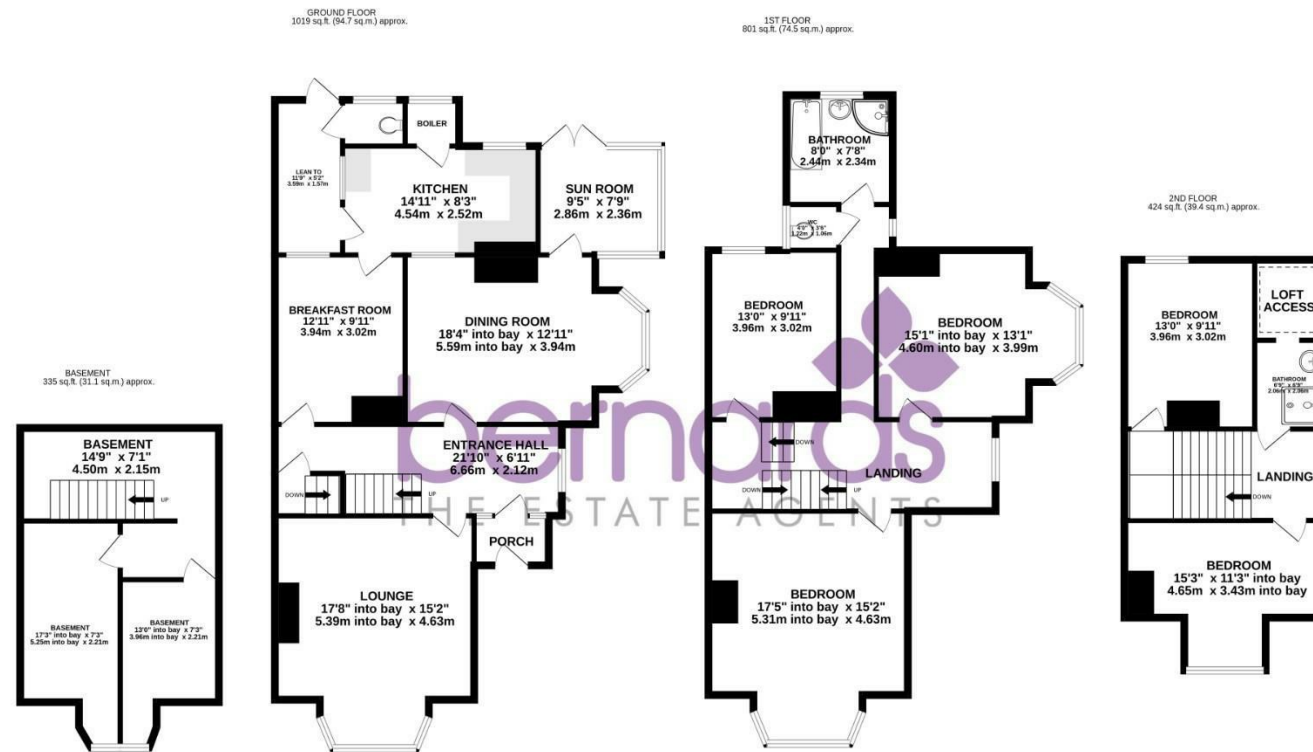


FOR SALE

£800,000

Bembridge Crescent, Southsea PO4 0QT

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2579 sq.ft. (239.6 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



5 2 4

HIGHLIGHTS

- ❖ GRAND SOUTHSEA RESIDENCE
- ❖ LARGE CORNER PLOT
- ❖ 5 BEDROOMS
- ❖ OVER 3 FLOORS
- ❖ OPPORTUNITY TO MODERNISE
- ❖ CHARACTER & ORIGINAL FEATURES
- ❖ HIGHLY REQUESTED LOCATION
- ❖ CLOSE TO SEAFRONT
- ❖ GARAGE & PARKING
- CALL TO VIEW

**** LARGE SOUTHSEA HOME OFFERING CHANCE TO MODERNISE IN PRIME LOCATION ****

We are absolutely thrilled to bring to the market this wonderful opportunity in a highly requested pocket of Southsea. Sitting proudly in a prime corner plot, this house set over three floors has bundles of potential just waiting to be unearthed whilst brimming with original features and character.

The existing layout offers flexibility in it's use with three separate receptions found on the ground floor as well as a further sun room. These lend themselves as a lounge, breakfast room and dining room albeit there is obviously scope to change the

layout of the kitchen and lean to (subject to the relevant planning permissions)

As you make your way upstairs you'll find lovely sized bedrooms, ideal for a growing family or as someone who regularly has a house full of guests. Space is a theme throughout the home and in keeping with other homes close by. in the Craneswater Area. There are 5 bedrooms and 2 bathrooms over the top 2 floors.

The corner plot is impressive with lots of garden space horse-shoeing the home itself whilst accommodating a garage, giving even further options available for how you would use this space. The home is offered chain free and is sure to attract an awful lot of early interest given the opportunity and location. Please call to arrange your internal inspection

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



PROPERTY INFORMATION

BASEMENT FLOOR

GROUND FLOOR

ENTRANCE HALL

21'10" x 6'11" (6.65m x 2.11m)

LOUNGE

17'8" x 15'2 max (5.38m x 4.62m max)

DINING ROOM

18'4" x 12'11" (5.59m x 3.94m)

BREAKFAST ROOM

12'11" x 9'11" (3.94m x 3.02m)

KITCHEN

14'11" x 8'3" (4.55m x 2.51m)

SUN ROOM

9'5" x 7'9" (2.87m x 2.36m)

LEAN TO

11'9" x 5'2" (3.58m x 1.57m)

WC

FIRST FLOOR

BEDROOM 1

17'5" x 15'2" (5.31m x 4.62m)

BEDROOM 2

15'1" x 13'1" (4.60m x 3.99m)

BEDROOM 3

13'0" x 9'11" (3.96m x 3.02m)

BATHROOM

8'0" x 7'8" (2.44m x 2.34m)

SECOND FLOOR

BEDROOM 4

13'0" x 9'11" (3.96m x 3.02m)

BEDROOM 5

15'3" x 11'3" max (4.65m x 3.43m max)

SHOWER ROOM

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 F

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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