14 Cousins Grove | Southsea

FOR SALE | £1,200,000

4 3 2

Key features

- DETACHED RESIDENCE
- 4/5 BEDROOMS
- STUNNING FINISH
- CALL TO VIEW
- EXCLUSIVE COASTAL LOCATION
- 2 BATHROOMS AND DOWNSTAIRS WC
- NO ONWARD CHAIN
- WALKING DISTANCE TO SEA
- NEW KITCHEN / DINING SPACE
- NEW CARPETS THROUGOUT

** STUNNING DETACHED RESIDENCE SITUATED MOMENTS FROM THE SEA **

We are delighted to offer for sale this exceptional detached home within one of Southsea' s premium roads. With accommodation over 3 floors, this wonderful abode built in the early 1900's is a joy to behold. An effortless fusion between adorned character features and fresh modern decor creates a property that befits the term 'forever home'

As you make your way inside you are greeted by an abundance of light and space. The undoubted heart of the home is the new open plan kitchen / diner complete with island. The natural flow into a conservatory and into the Easterly facing garden creates a sociable space that will make you the envy of many. Two formal reception rooms at the front of the building offer a more tranquil space to be

enjoyed further.

Over the top two floors you will find 4 double bedrooms and a further room that can be a home office, nursery or dressing room. A superb 4 piece bathroom suite and further shower room offer ample facilities if you are a large family moving in. All carpets are newly fitted to only add to the appeal.

The location is quite fantastic. A short stroll to Southsea seafront is on hand as well as the popular tenth hole, tennis club, Canoe Lake and a selection of popular schools. This really is a rare and wonderful opportunity to acquire a quite superb home in a premium location.

GROUND FLOOR

LOUNGE
17'6" x 13'11" (5.33m" x 4.24m")

DINING ROOM
14'2" x 13'10" (4.32m" x 4.22m")

KITCHEN / BREAKFAST ROOM
22'6" x 13'10" (6.86m" x 4.22m")

CONSERVATORY
13'0" x 12'10" (3.96m" x 3.91m")

WC

FIRST FLOOR

BEDROOM 1
15'7" x 14'0" (4.75m" x 4.27m")

BEDROOM 2
14'0" x 12'10" (4.27m" x 3.91m")

BEDROOM 3
12'2" x 9'9" (3.71m" x 2.97m")

BATHROOM
12'2" x 10'0" (3.71m" x 3.05m")

SHOWER ROOM
9'4" x 6'0" (2.84m" x 1.83m")

SECOND FLOOR

BEDROOM 4
13'7" x 13'6" (4.14m" x 4.11m")

DRESSING ROOM / STUDY

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 G
BAND G

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.

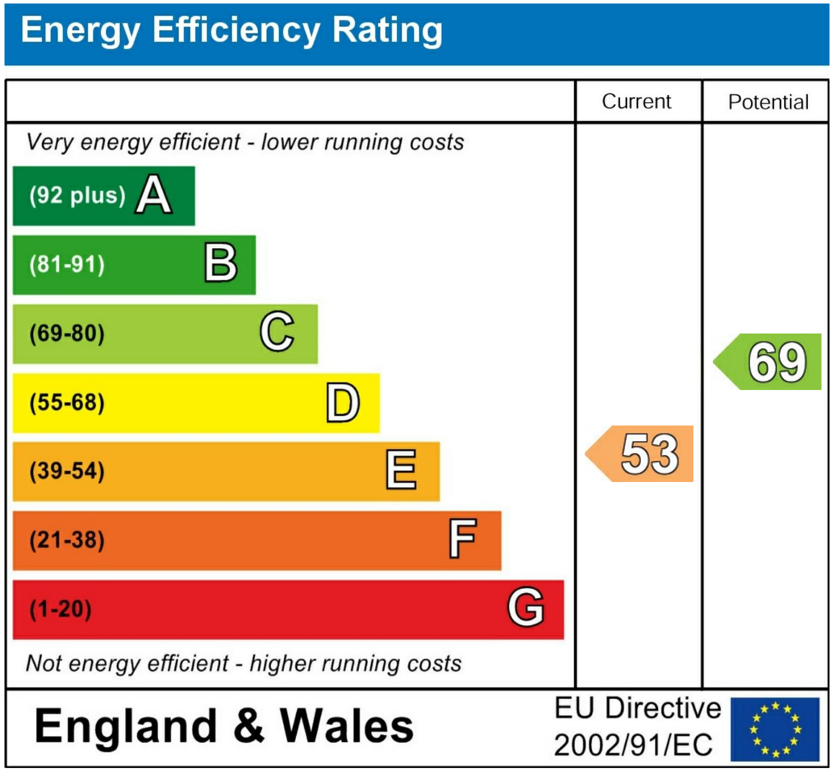
Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

Property Tenure
Freehold



FLOORPLAN

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.

2ND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

TOTAL FLOOR AREA : 2659 sq.ft. (247.0 sq.m.) approx.

bernards

THE ESTATE AGENTS

T: 02392 864 974

E: southsea@bernardsestates.co.uk

bernardsEA.co.uk