



£645,000

Churchill Square, Southsea PO4 9XL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXTENDED FAMILY HOME
- ❖ LARGE CORNER PLOT
- ❖ 4 BEDROOMS
- ❖ INTEGRAL GARAGE
- ❖ OFF ROAD PARKING
- ❖ STUNNING OPEN PLAN KITCHEN
- ❖ BI-FOLDS INTO GARDEN
- ❖ CHAIN FREE
- ❖ SET OVER 3 FLOORS
- REQUESTED LOCATION

**** STUNNING END OF TERRACE TOWNHOUSE IN HIGHLY REQUESTED COASTAL LOCATION ****

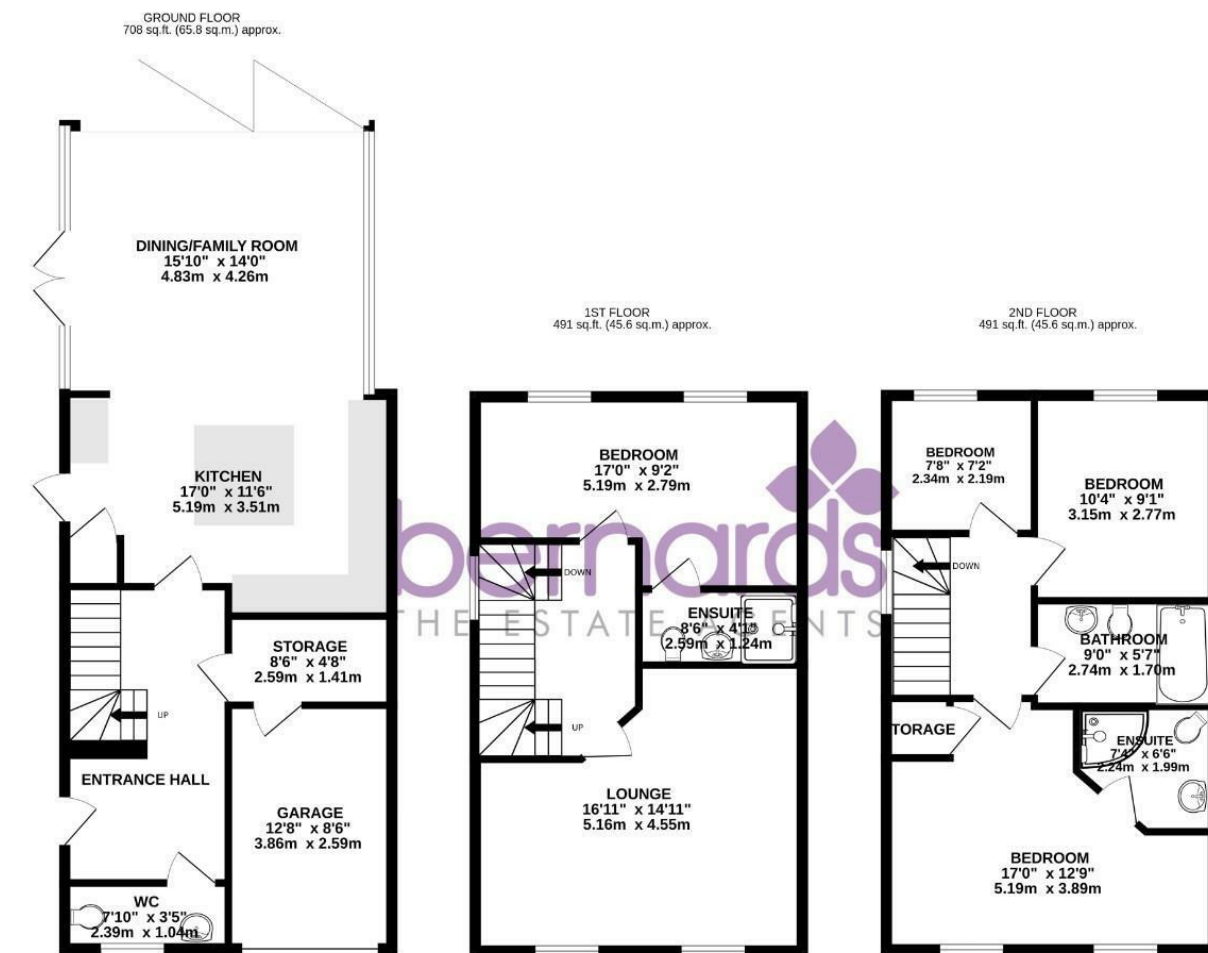
We are absolutely delighted to offer for sale this exceptional family home tucked away in this desired location nestled in Southsea. Offering an abundance of extended accommodation, parking, garaging and a wonderful size wrap around plot, this has much to shout about.

Over recent times, the owners have created a fabulous home. The heart of the heart of the home is undoubtedly the open plan kitchen / family area that is quite spectacular. Offering an abundance of sociable living space with impressive bi-fold doors into a glorious garden, this is an

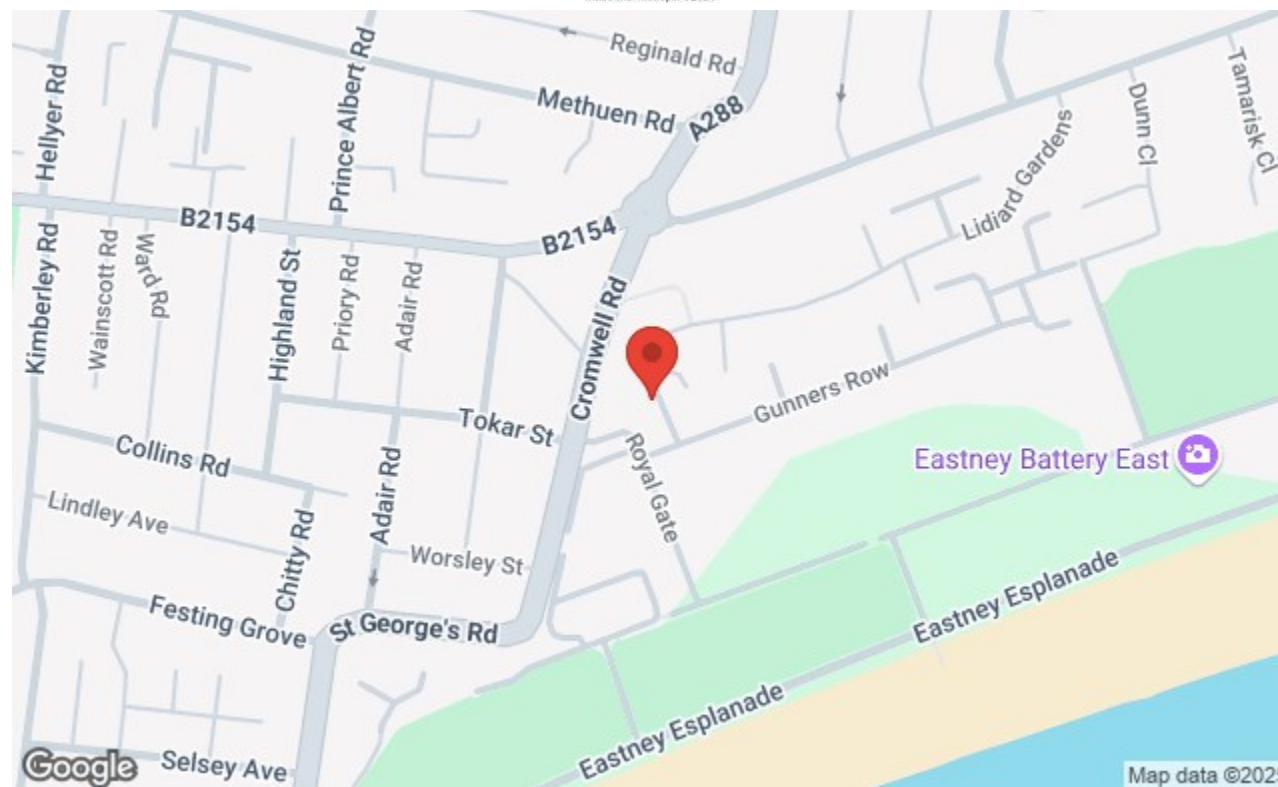
area you will spend the bulk of your time.

Over the top two floors you will find 4 bedrooms, 2 of which are serviced by en-suite facilities as well as a family bathroom. On the first floor you will also find a lovely size lounge that overlooks the well manicured communal gardens and surrounding areas.

Outside you will find a wonderful size garden that has been landscaped to a wonderful standard. With an integral garage and off road parking as well, this home has it all. The location is highly regarded with it being a small development yet incredibly close to the seafront. A super opportunity that needs to be viewed at the earliest opportunity



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 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.
Made with Metropix 5/2024



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



PROPERTY INFORMATION

GROUND FLOOR INTEGRAL GARAGE DOWNSTAIRS WC

KITCHEN AREA
17'10" x 11'6" (5.44m x 3.51m")
DINING / FAMILY ROOM
15'10" x 14'0" (4.83m x 4.27m")

FIRST FLOOR

LOUNGE
16'11" x 14'11" (5.16m x 4.55m")
BEDROOM 1
17'0" x 9'2" (5.18m x 2.79m")

EN-SUITE
8'6" x 4'1" (2.59m x 1.24m")

2ND FLOOR
BEDROOM 2
17'0" x 12'9" max (5.18m x 3.89m max)

EN-SUITE
BEDROOM 3
10'4" x 9'1" (3.15m x 2.77m")

BEDROOM 4
7'8" x 7'2" (2.34m x 2.18m")

FAMILY BATHROOM
9'0" x 5'7" (2.74m x 1.70m")

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 E
Portsmouth City Council: BAND E

LEASEHOLD INFORMATION
Management Company : Lease Length : 962 YEARS Ground Rent : 0 Service Charge : £477
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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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