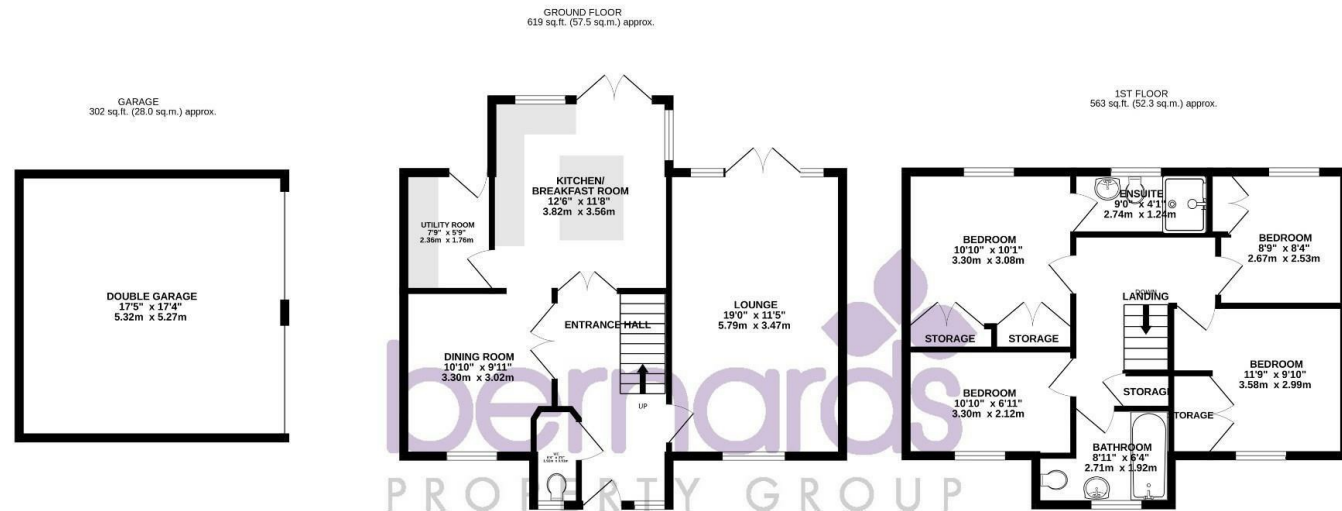




£699,950

Milebush Road, Southsea PO4 8NF

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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.

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## HIGHLIGHTS

- STUNNING DETACHED RESIDENCE
- LARGE CORNER PLOT
- DETACHED DOUBLE GARAGE
- PARKING FOR MULTIPLE CARS
- 4 BEDROOMS
- 2 BATHROOMS
- IMPRESSIVE KITCHEN
- HIGH SPEC FINISH
- ESTABLISHED GARDENS
- REQUESTED LOCATION

**\*\* STUNNING EXECUTIVE DETACHED HOME WITH DOUBLE GARAGE IN LARGE PLOT \*\***

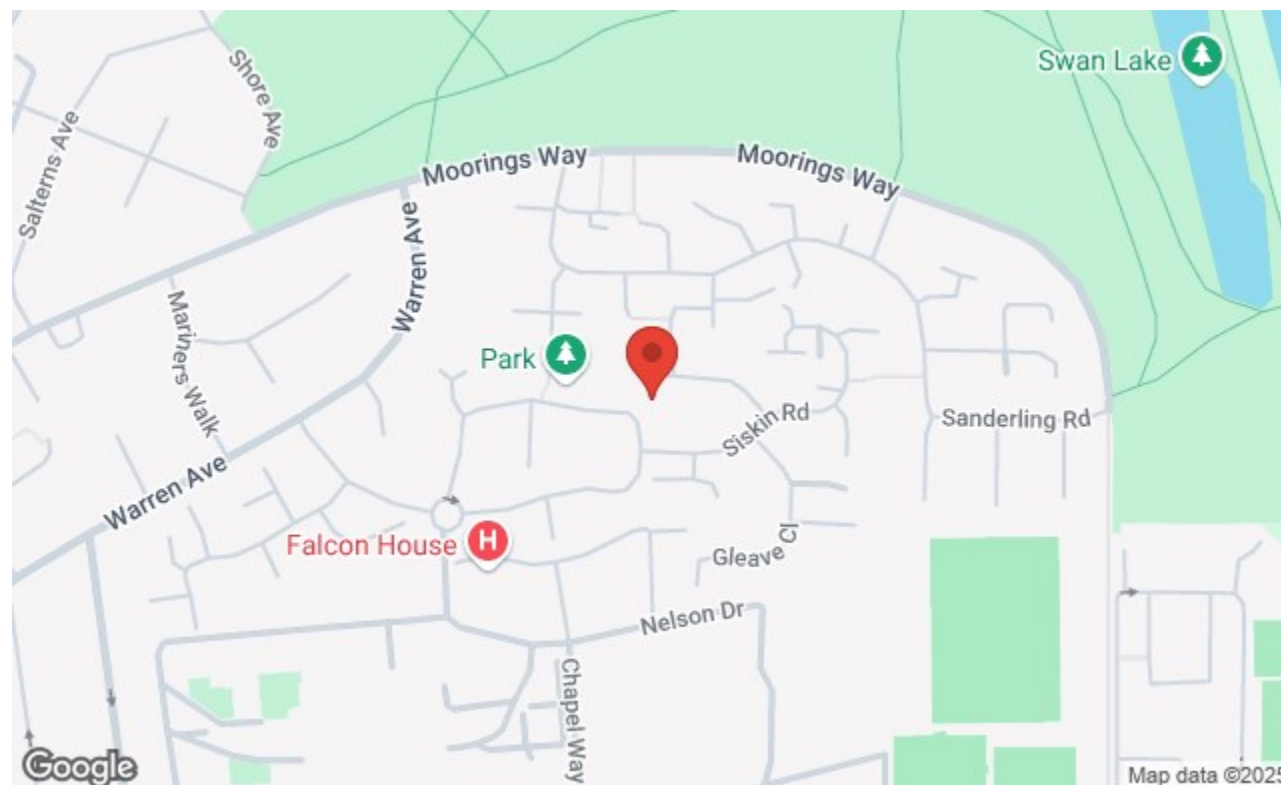
We are proud to bring to market this exceptional example of a high end family home, nestled in a generous position in Milton. Tucked away, this home has benefited from meticulous attention to detail in creating an exquisite family home that can be enjoyed for years to come.

Once you've stepped inside, you are greeted by space, light and an abundance of accommodation laid out over two floors. A large lounge offers a sociable yet comfortable space to be enjoyed whilst a formal dining room is on hand as well. A wonderful kitchen complete with island sits

at the rear of the property and overlooks the established yet well manicured generous wrap around garden.

On the first floor you will find 4 good size bedrooms, the master being serviced by an en-suite, with a lovely family bathroom completing the set. The finish throughout is fabulous with it recently benefitting from a fresh decorate for the next lucky owner, A large detached double garage offers space for two family vehicles or potential use as a gym, home office etc as you see fit.

The location is well established and highly requested and this is arguably one of the best positions on the estate. With great access into central areas, good schooling and a short walk to the shoreline, this is a home that must be viewed at the earliest opportunity



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



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# PROPERTY INFORMATION

**LOUNGE**  
19'0" x 11'5" (5.79m x 3.48m)

**DINING ROOM**  
10'10" x 9'11" (3.30m x 3.02m)

**KITCHEN / BREAKFAST ROOM**  
12'6" x 11'8" (3.81m x 3.56m)

**UTILITY ROOM**  
7'9" x 5'9" (2.36m x 1.75m)

**WC**

**BEDROOM 1**  
10'10" x 10'1" (3.30m x 3.07m)

**EN-SUITE**  
9'0" x 4'1" (2.74m x 1.24m)

**BEDROOM 2**  
11'9" x 9'10" (3.58m x 3.00m)

**BEDROOM 3**  
10'10" x 6'1" (3.30m x 1.85m)

**BEDROOM 4**  
8'9" x 8'4" (2.67m x 2.54m)

**BATHROOM**  
8'11" x 6'4" (2.72m x 1.93m)

**DOUBLE GARAGE**  
17'5" x 17'4" (5.31m x 5.28m)

**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**  
BAND E

**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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>65</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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