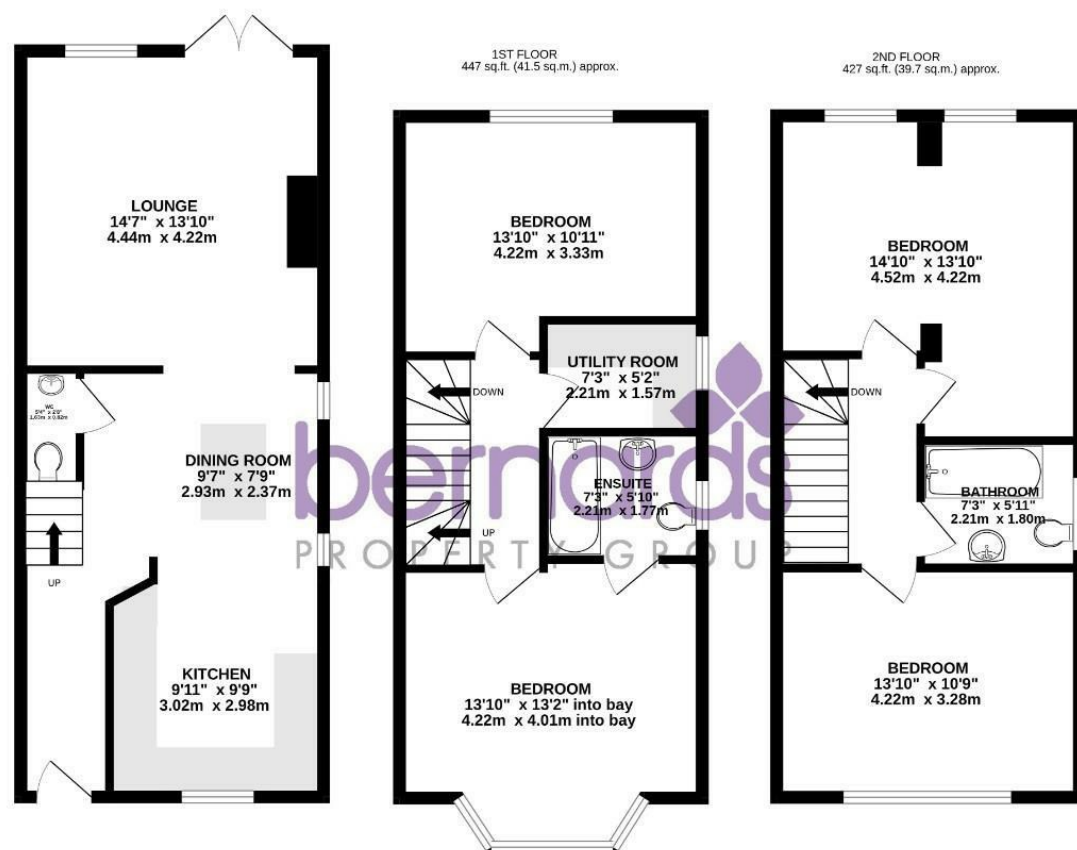
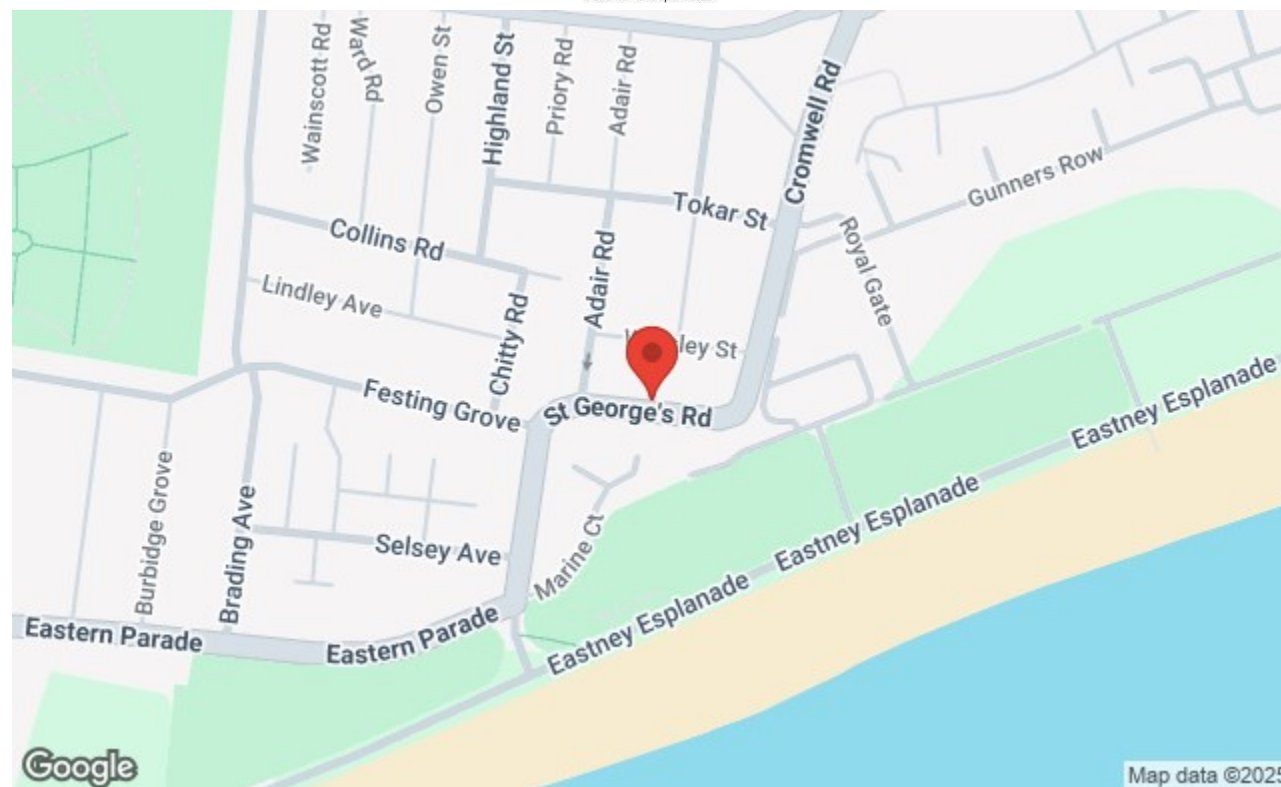


GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.4 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



Offers In Excess Of £600,000

St. Georges Road, Southsea PO4 9QS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ IMPRESSIVE TOWNHOUSE
- ❖ OVER THREE FLOORS
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ OFF ROAD PARKING
- ❖ WALKING DISTANCE TO SEA
- ❖ OPEN PLAN KITCHEN AREA
- ❖ LOVELY FINISH
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**\*\* SOUTHSEA TOWNHOUSE WITH PARKING JUST MOMENTS FROM THE SEAFRONT \*\***

We are delighted to bring to the market this exceptional Southsea townhouse within a stones throw from the seafront. Occupying an enviable position on St Georges Road, St Georges Terrace is a small parade of townhouses offering space and sociable living in abundance

The accommodation is set over 3 floors with a lovely open plan arrangement on the ground floor to include a modern kitchen, dining area and lounge that spills into a lovely low

maintenance garden.

Over the top two floors you will find 4 bedrooms and 2 bathrooms, ideal for a family or someone who regularly entertains. The top floor has a lovely size bedroom which could easily be reconfigured back to two bedrooms, giving you a 5th bedroom or home office space.

The location is absolutely superb with it being so close to Southsea seafront. There is the added bonus of parking as well as central Southsea for shops, cafes and restaurants. A wonderful opportunity that must be viewed to be appreciated

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





# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

14'7" x 13'10" (4.45m" x 4.22m")

### KITCHEN

9'11" x 9'9" (3.02m" x 2.97m")

### DINING ROOM

9'7" x 7'9" (2.92m" x 2.36m")

### WC

## FIRST FLOOR

### BEDROOM 1

13'10" x 13'2" max (4.22m" x 4.01m" max )

### EN-SUITE

7'3" x 5'10" (2.21m" x 1.78m")

### UTILITY ROOM

7'3" x 5'2" (2.21m" x 1.57m")

### BEDROOM 2

13'10" x 10'11" (4.22m" x 3.33m")

## SECOND FLOOR

### BEDROOM 3

13'10" x 10'9" (4.22m" x 3.28m")

### BEDROOM 4

14'10" x 13'10" max (4.52m" x 4.22m" max )

### BATHROOM

7'3" x 5'11" (2.21m" x 1.80m")

## REAR GARDEN

### 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.

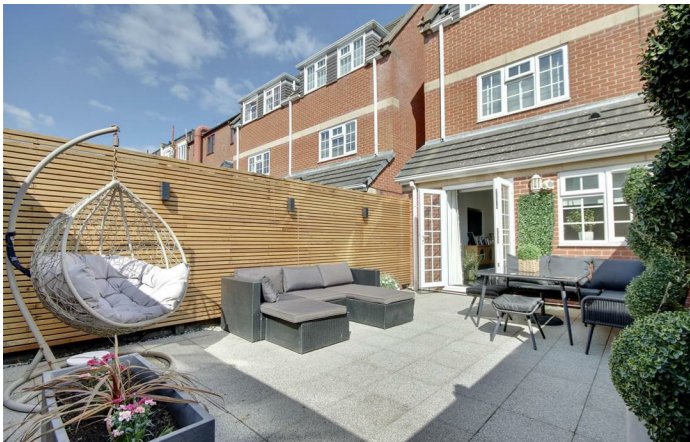
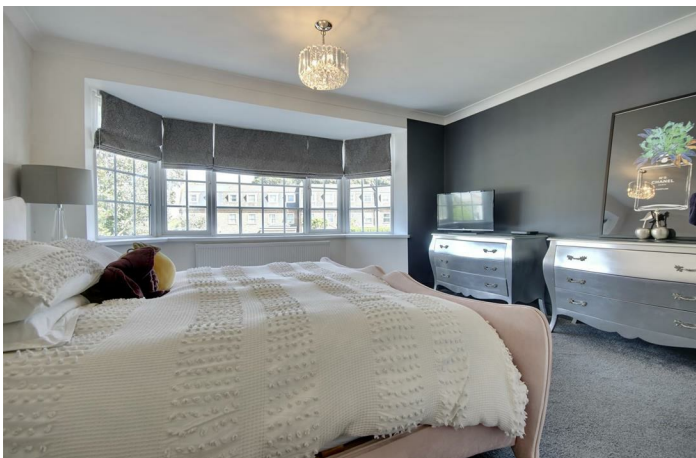
### SOLICITOR

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		86
(81-91)	B	77	
(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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