

£495,000

Horse Sands Close, Southsea PO4
9UQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ WONDERFUL TOWNHOUSE
- ❖ 4 BEDROOMS
- ❖ CLOSE TO MARINA
- ❖ TWO BALCONIES
- ❖ FAR REACHING VIEWS
- ❖ 3 BATHROOMS
- ❖ PARKING
- ❖ EASTNEY CUL-DE-SAC
- ❖ FABULOUS HOME
- ❖ CALL TO VIEW

**** FABULOUS TOWNHOUSE WITH FAR REACHING VIEWS AND PARKING IN EASTNEY CUL-DE-SAC ****

We are delighted to bring to market this wonderful townhouse in popular Eastney. Tucked away in Solent Heights, this imposing home offers 4 floors of accommodation with two balconies to enjoy a quite spectacular outlook.

With 4 bedrooms and 3 bathrooms available, this home lends itself to a multitude of audiences. The large

reception room and master bedroom both offer balconies to enjoy the views out to The Solent. There are two available reception rooms, a kitchen that can accommodate a breakfast table and parking for two cars out the front.

The location is much requested with it being both a cul-de-sac and offering a lovely outlook. The seafront is a short stroll away and with the marina and dog walks on your doorstep this is too good an opportunity to turn down. Please call us to arrange an internal inspection.

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





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



PROPERTY INFORMATION

GROUND FLOOR

KITCHEN
11'7" x 7'9" (3.53m" x 2.36m")

WC

LIVING ROOM
12'4" x 11'9" (3.76m" x 3.58m")

FIRST FLOOR

BEDROOM 2
8'11" x 7'8" (2.72m" x 2.34m")

RECEPTION ROOM
15'11" x 11'9" (4.85m" x 3.58m")

BALCONY
7'9" x 4'2" (2.36m" x 1.27m")

SECOND FLOOR

BEDROOM 3
11'9" x 9'1" (3.58m" x 2.77m")

BEDROOM 4
11'9" x 7'8" (3.58m" x 2.34m")

BATHROOM
8'4" x 6'4" (2.54m" x 1.93m")

THIRD FLOOR

BEDROOM 1
11'10" x 9'9" (3.61m" x 2.97m")

EN-SUITE
6'2" x 4'10" (1.88m" x 1.47m")

2ND BALCONY
9'3" x 5'10" (2.82m" x 1.78m")

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 D

Leasehold Information

Management Company : Lease Length : 962 YEARS Ground Rent : N/A Service Charge : CIRCA £477 PER ANNUM 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.

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		
England & Wales	EU Directive 2002/91/EC	

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.

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!



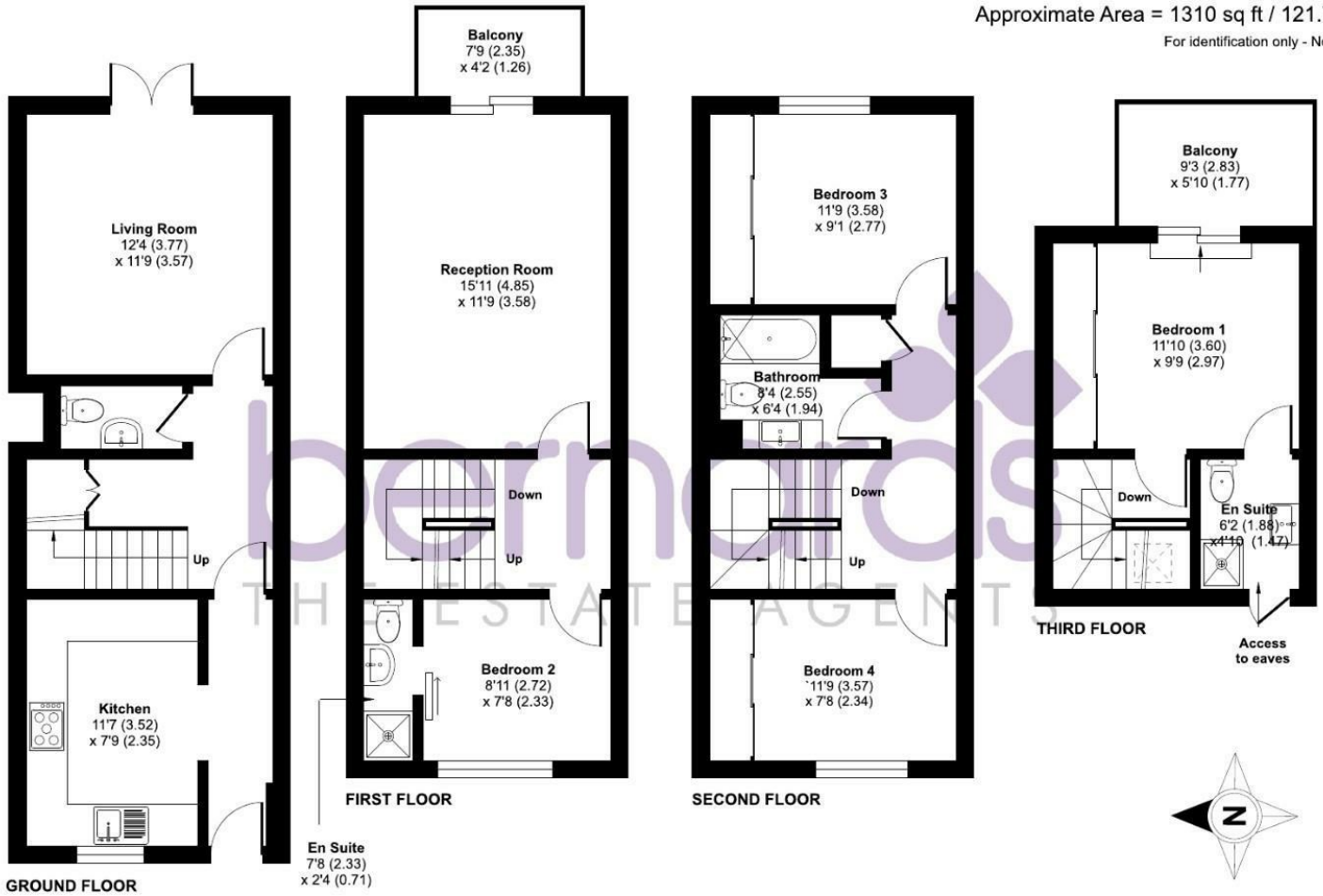
Scan here to see all our properties for sale and rent



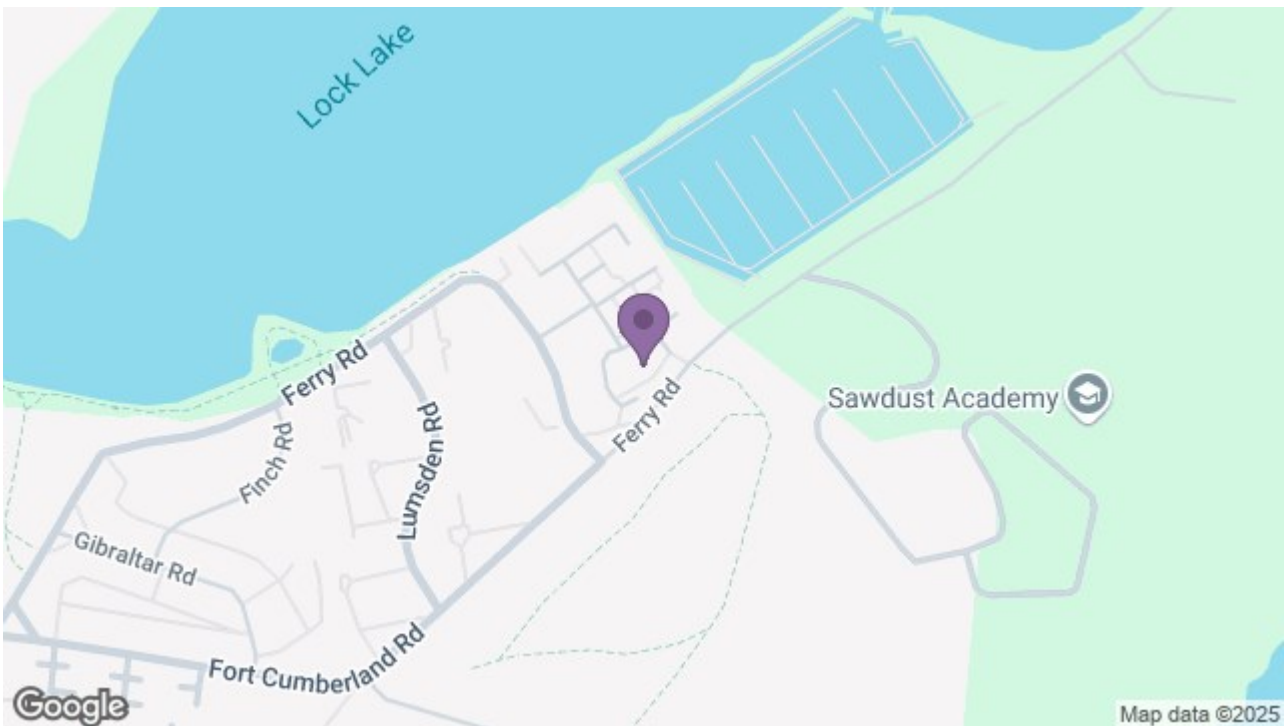
Solent Heights, Horse Sands Close, Southsea, PO4

Approximate Area = 1310 sq ft / 121.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1287146



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

