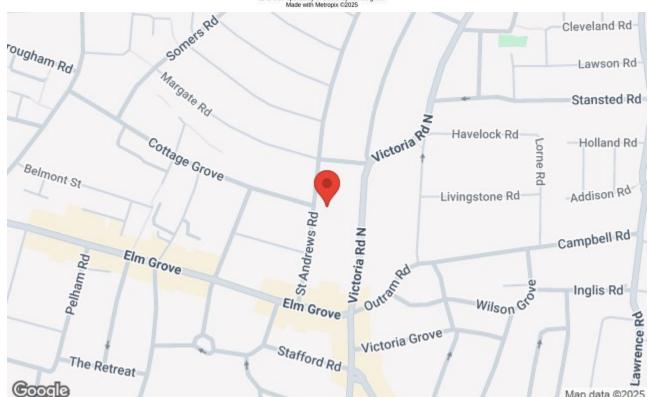


#### TOTAL FLOOR AREA: 2690 sq.ft. (249.9 sq.m.) approx



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





St. Andrews Road, Southsea PO5 1ET













# **HIGHLIGHTS**

- LARGE SOUTHSEA RESIDENCE
- 5/6 BEDROOMS
- FAMILY HOME OR INVESTMENT
- PREVIOUSLY HMO
- POPULAR LOCATION
- SET OVER 3 FLOORS
- FLEXIBLE ACCOMMODATION
- LOVELY GARDEN
- **ORIGINAL FEATURES**
- CALL TO VIEW

\*\* SOUTSHEA RESIDENCE OFFERING EITHER A LARGE FAMILY HOME OR SUPERB **INVESTMENT** \*\*

We are delighted to bring to market a home that offers something a little bit different! The property is currently set up as a ground floor 1 bedroom garden apartment with a 5 bedroom investment over the top two floors. Previously HMO licenced for many years, the current owner occupies for the ground floor property with a separate entrance at the front of the building for the rooms above.

There is the opportunity to continue to use the property in it's current format or take the property back to it's original roots and create a wonderful 3 storey family home to be enjoyed for years to come. This really is the true definition of flexible accommodation and whether you are looking for a home to add your stamp on or a great investment, this home in St Andrews Road simply has to be viewed!

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





## PROPERTY INFORMATION

**GROUND FLOOR** 

19'3" x 14'1" (5.87m" x 4.29m")

**BEDROOM** 14'3" x 14'1" (4.34m" x 4.29m") **RECEPTION ROOM 2** 

13'4" x 11'6" (4.06m" x 3.51m")

**KITCHEN** 

10'6" x 8'10" (3.20m" x 2.69m") **LEAN TO** 9'8" x 6'6" (2.95m" x 1.98m")

FIRST FLOOR

BEDROOM 19'1" x 14'1" (5.82m" x 4.29m")

**BEDROOM** 14'4" x 14'1" (4.37m" x 4.29m")

BEDROOM 12'8" x 11'5" (3.86m" x 3.48m")

**KITCHEN** 8'9" x 7'11" (2.67m" x 2.41m")

**BATHROOM** 

SECOND FLOOR

**BEDROOM** 15'8" x 14'1" (4.78m" x 4.29m")

**BEDROOM** 14'6" x 14'2" (4.42m" x 4.32m")

**KITCHEN** 12'9" x 11'6" (3.89m" x 3.51m")

**BATHROOM** 

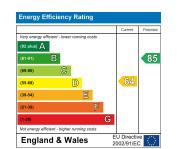
ANTI-MONEY LAUNDERING (AML)

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

COUNCIL TAX 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

Choosing the right conveyancing solicitor

#### 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

PROPERTY TENURE



























**RECEPTION ROOM 1** 

### **SOLICITOR**







