

FOR SALE

Offers Over £650,000

Herbert Road, Southsea PO4 0QA

bernards
THE ESTATE AGENTS



5 2 3

HIGHLIGHTS

- ❖ LARGE SOUTHSEA RESIDENCE
- ❖ 5 BEDROOMS
- ❖ SET OVER 4 FLOORS
- ❖ 2 BATHROOMS
- ❖ FULL OF ORIGINAL FEATURES
- ❖ OPEN PLAN KITCHEN AREA
- ❖ REQUESTED LOCATION
- ❖ WALKING DISTANCE TO SEA
- ❖ CLOSE TO ALBERT ROAD
- ❖ CALL TO VIEW

**** IMPOSING & IMPRESSIVE SOUTHSEA FAMILY HOME BURSTING WITH CHARACTER ****

What a great Southsea house! This expansive and eye-catching home situated in a popular location has an impressive mix of space, character and tells a wonderful story over all 4 floors.

The owners have been there some time and have created a wonderful family abode. A striking lounge offers a more formal room to enjoy a relaxed time whilst at the rear of the property you'll find a wonderful open plan dining and kitchen area which offers a super sociable space to be enjoyed when you have a house full.

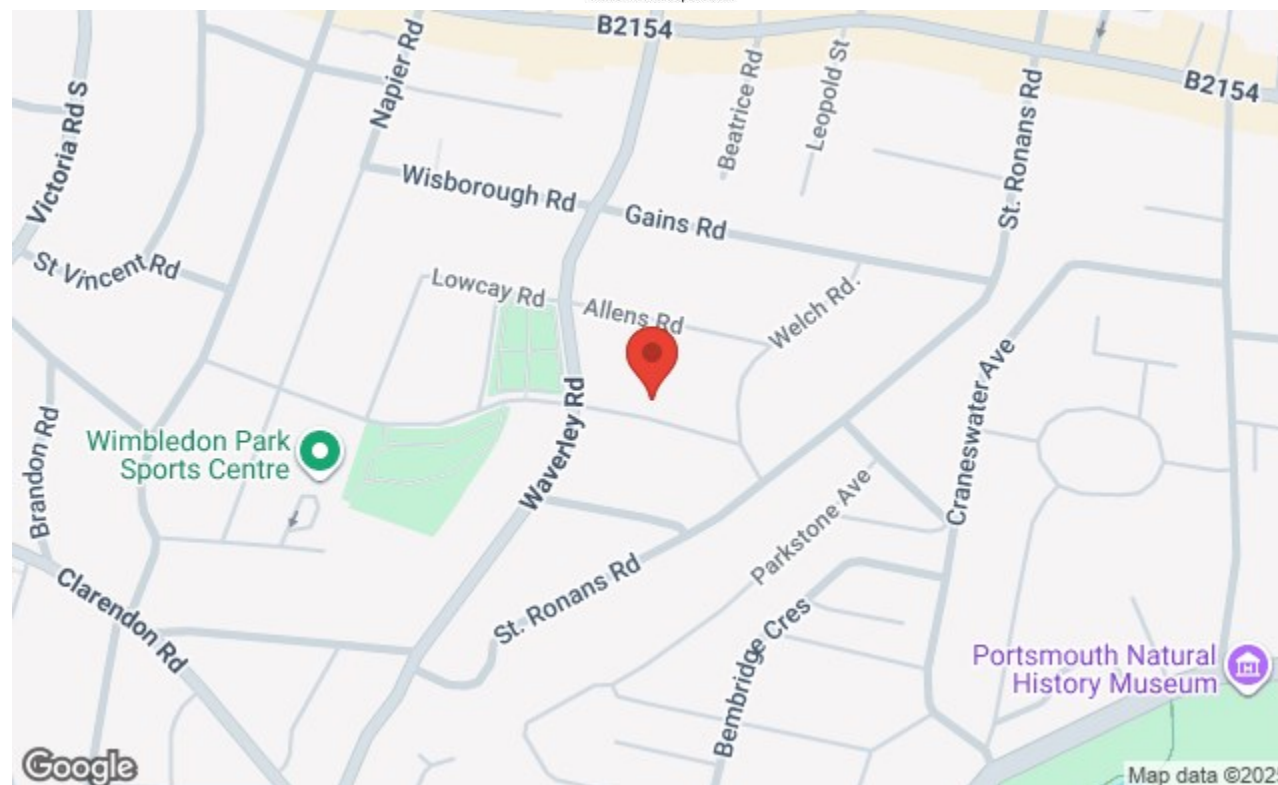
Over the top two floors you'll find 5 bedrooms, all of a good size giving you space for a large family whilst still finding a space to create a home office, often an essential requirement in this day and age. A bathroom on the first floor is complimented by an additional shower room on the 2nd floor, ideal to offer a family member their own floor or accommodate guests.

The garden is very much in keeping with Southsea, offering a space to be enjoyed when the sun shines. The location is hugely popular with attractive characterful homes surrounding you. You have superb access to the seafront and a short distance to the cafes, restaurants and bars that central Southsea has to offer. A wonderful home that simply has to be viewed.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 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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Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

- BASEMENT LEVEL**
- FAMILY / HOBBY ROOM**
17'0" x 12'9" (5.18m x 3.89m")
- GROUND FLOOR**
- LOUNGE**
17'0" x 12'9" (5.18m x 3.89m")
- DINING ROOM**
13'9" x 13'6" (4.19m x 4.11m")
- KITCHEN / BREAKFAST ROOM**
21'0" x 17'11" max (6.40m x 5.46m" max)

- FIRST FLOOR**
- BEDROOM 1**
17'7" x 17'0" max (5.36m x 5.18m" max)
- BEDROOM 2**
13'9" x 13'6" (4.19m x 4.11m")
- BEDROOM 3**
10'5" x 9'9" max (3.18m x 2.97m" max)
- BATHROOM**
9'10" x 6'2" (3.00m x 1.88m")

- SECOND FLOOR**
- BEDROOM 4**
16'1 x 10'10" max (4.90m x 3.30m" max)
- BEDROOM 5**
17'4" x 16'11" max (5.28m x 5.16m" max)

- SHOWER ROOM**
- 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

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.

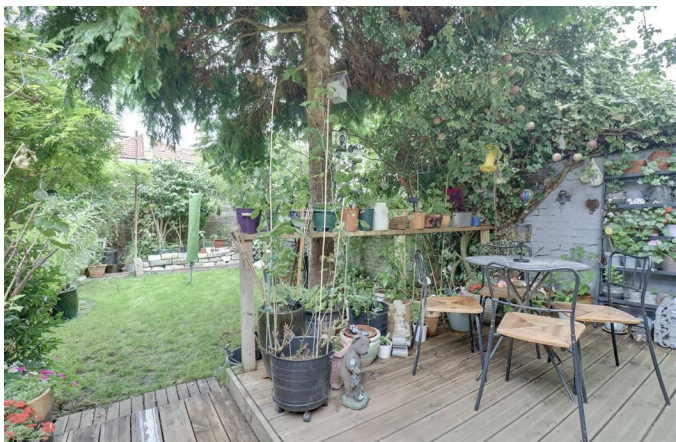
PROPERTY TENURE
Freehold

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	71	74
(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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