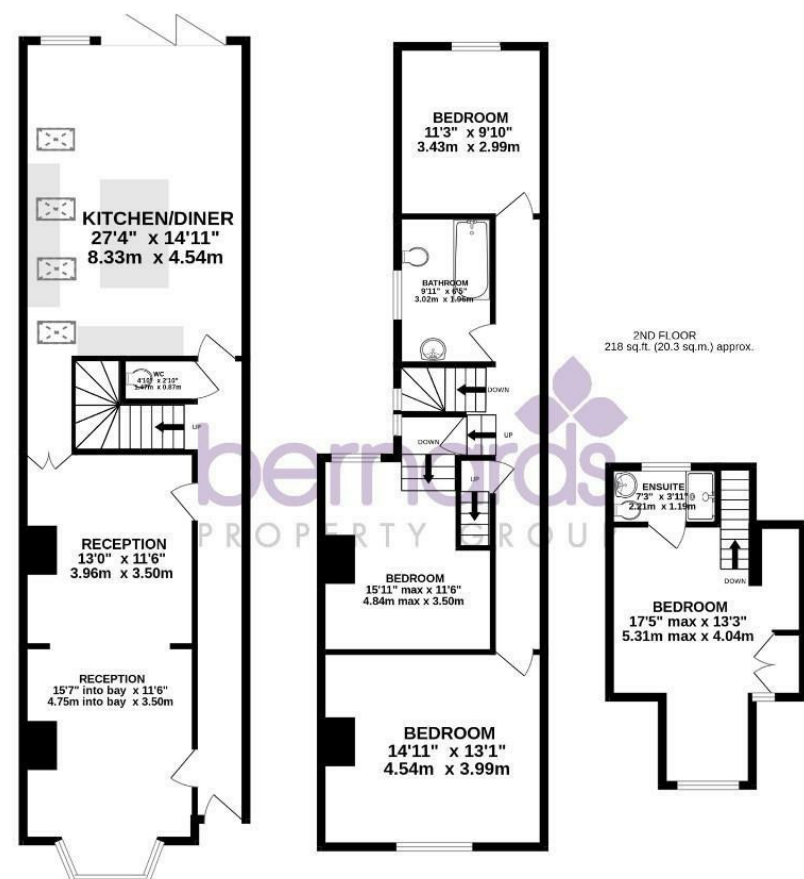


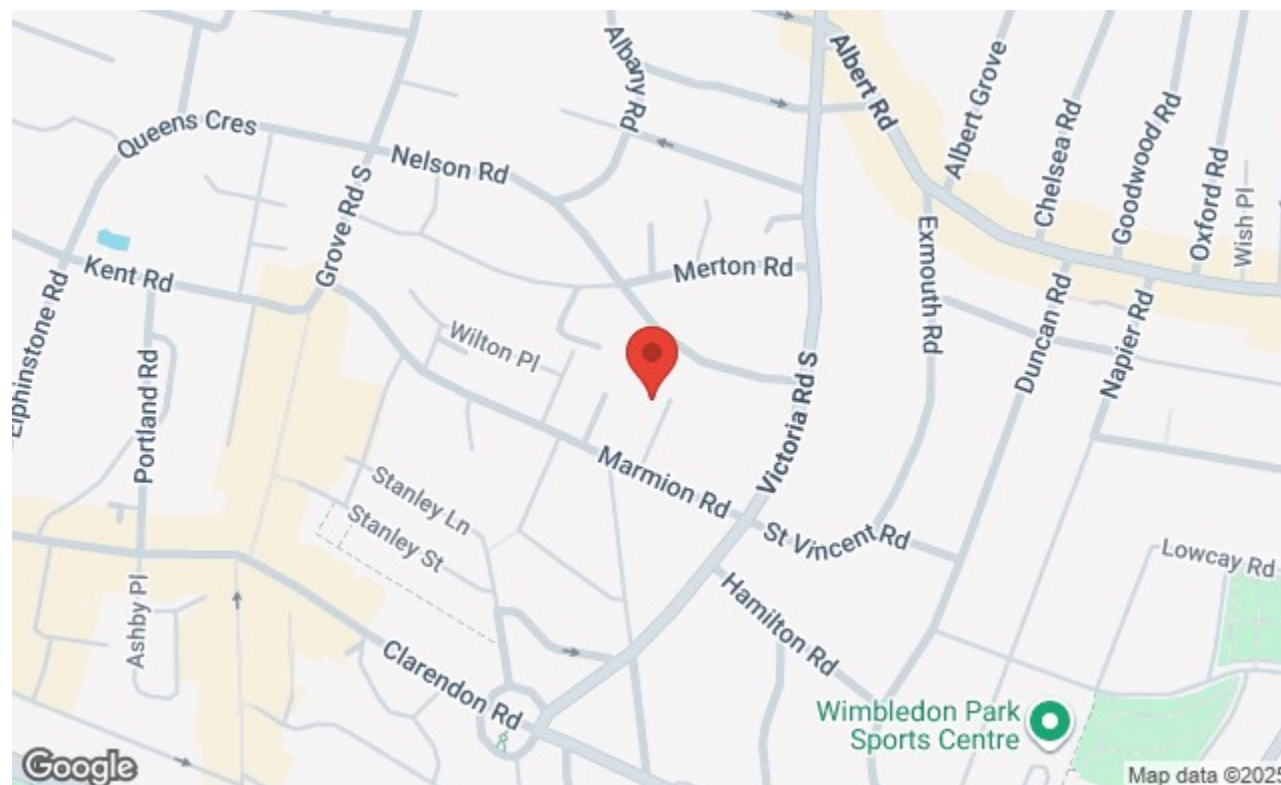
GROUND FLOOR  
795 sq. ft. (73.8 sq.m.) approx.

1ST FLOOR  
644 sq. ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq. ft. (154.0 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



**FOR SALE**

£595,000

Marmion Avenue, Southsea PO5 2BJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PERIOD SOUTHSEA HOME
- ❖ CHARACTER FEATURES
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ EXTENDED ACCOMODATION
- ❖ FANTASTIC FINISH
- ❖ IDEAL FAMILY HOME
- ❖ JUST OFF MARMION ROAD
- ❖ WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

**\*\* STUNNING PERIOD HOUSE SET OVER 3 FLOORS IN PRIME CENTRAL LOCATION \*\***

We are delighted to offer for sale this exceptional family home in Marmion Avenue. Tucked away at the bottom of a clu-de-sac, this home has been carefully transformed over time to create a wonderful abode ideal for someone to enjoy for years to come.

A warm inviting reception room sits at the front of the property with a striking fireplace a real focal point. The heart of the home is undoubtedly the extended kitchen / dining space at the rear that opens into the garden. This

sociable space offers everything the modern family needs and is a delightful room with light pouring in.

The first floor offers 3 good size bedrooms and a smart family bathroom whilst the top floor has been converted into a master bedroom complete with en-suite facilities. The location is superb with it being just tucked off Marmion Road. Here you have the local cafes, restaurants and shops on your doorstep whilst it is a short stroll to the seafront. A must view home

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





# PROPERTY INFORMATION

## GROUND FLOOR

### RECEPTION AREA

15'7" x 11'6" (4.75m x 3.51m)

### RECEPTION AREA

13'0" x 11'6" (3.96m x 3.51m)

### WC

### KITCHEN / DINER

27'4" x 14'11" (8.33m x 4.55m)

## FIRST FLOOR

### BEDROOM 2

14'11" x 13'1" (4.55m x 3.99m)

### BEDROOM 3

15'11" x 11'6" (4.85m x 3.51m)

### BEDROOM 4

11'3" x 9'10" (3.43m x 3.00m)

### BATHROOM

9'11" x 6'5" (3.02m x 1.96m)

## SECOND FLOOR

### BEDROOM 1

17'5" x 13'3" max (5.31m x 4.04m max)

### EN-SUITE

7'3" x 3'11" (2.21m x 1.19m)

### 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 C

### 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		
(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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