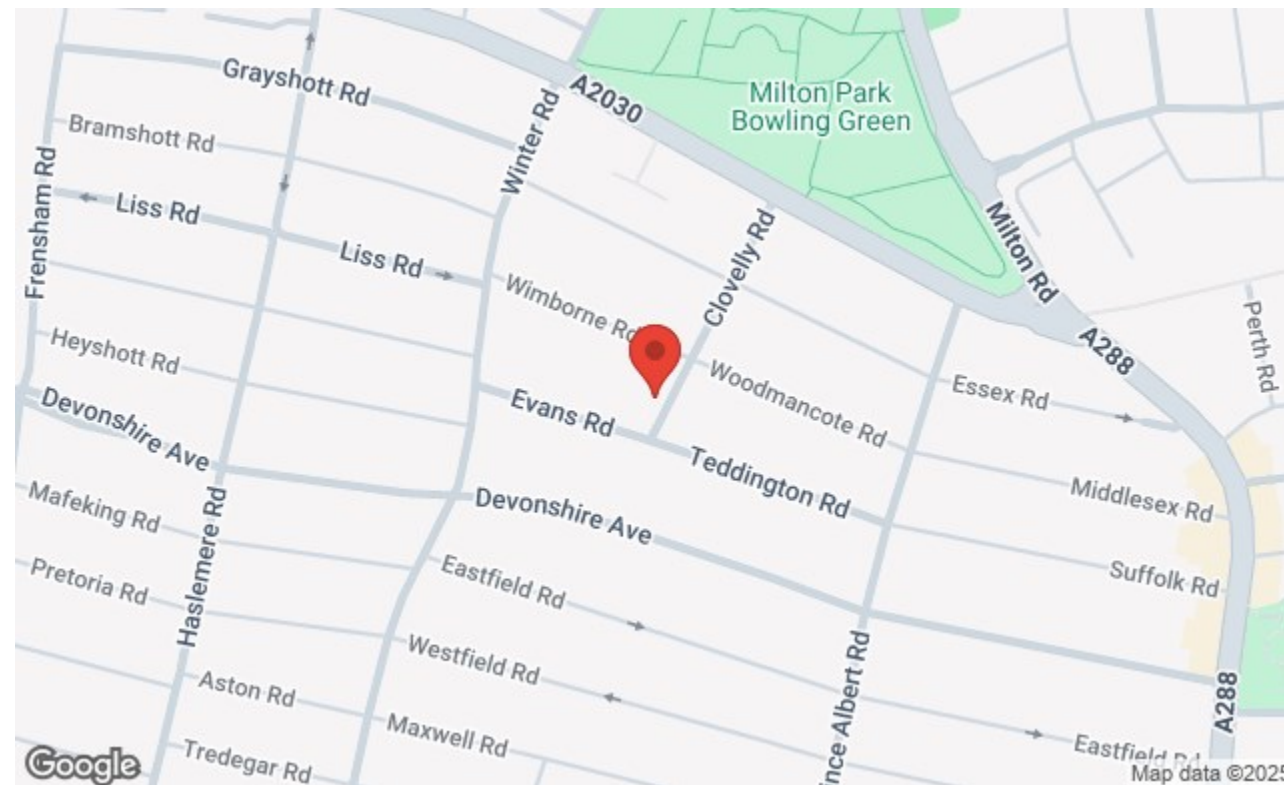


Clovelly Road, Southsea, PO4

Approximate Area = 1330 sq ft / 123.5 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 1362 sq ft / 126.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1348155



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



Offers In Excess Of £375,000

Clovelly Road, Southsea PO4 8DL

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY AND FORECOURT HOME
- ❖ 3 DOUBLE BEDROOMS
- ❖ GENEROUS ROOM SIZES
- ❖ FIRST FLOOR BATHROOM
- ❖ ORIGINAL FEATURES
- ❖ FITTED KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ IDEAL FAMILY HOME
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**** LOVELY FAMILY HOME SITUATED IN POPULAR TREE LINED CENTRAL ROAD ****

We are delighted to bring to market this wonderful family home positioned in Clovelly Road. Offering that enviable blend of good size rooms, character features and superb location, this home has much to offer and is ideal for a growing family to enjoy for years to come. The owners have very recently redecorated throughout giving it a lovely fresh feel.

As you step inside you are greeted by original features that adorn what is already a lovely home. A formal lounge sits at the front giving a lovely space to retire to at the end of the day. The heart of the home is undoubtedly the dining area which spills

into the kitchen as well as a conservatory giving additional living space.

On the first floor you will find 3 generous bedrooms and a family bathroom, complimented further by a downstairs WC, ideal in a busy household. The rear garden is in keeping with the area and there is also a basement for additional storage space.

The location is very popular with schools on the doorstep, great access to a local parade of shops and the seafront a short distance away. A great home that must be viewed at the earliest opportunity

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

BASEMENT / STORAGE

GROUND FLOOR

LIVING ROOM

13'9" x 12'6" (4.19m x 3.81m")

DINING ROOM

18'7" x 14'9" (5.66m x 4.50m")

KITCHEN

7'9" x 7'8" (2.36m x 2.34m")

WC

CONSERVATORY

10'0" x 8'3" (3.05m x 2.51m")

FIRST FLOOR

BEDROOM 1

13'8" x 12'8" (4.17m x 3.86m")

BEDROOM 2

15'1" x 9'11" (4.60m x 3.02m")

BEDROOM 3

11'4" x 8'3" (3.45m x 2.51m")

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 completed

COUNCIL TAX BAND C

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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