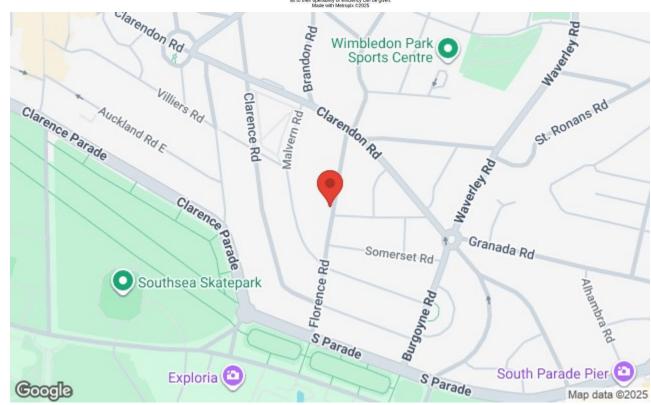
TOTAL FLOOR AREA: 1648 sq.ft. (153.1 sq.m.) approx



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











- FOUR BEDROOM TERRACED
- STUNNING FAMILY HOME
- OVER THREE FLOORS
- OPEN PLAN LIVING/ DINING
- BEAUTIFUL DECOR
- LARGE ROOMS THROUGHOUT
- WEST FACING GARDEN
- MINUTES FROM SEAFRONT
- CALL TO VIEW

EXCEPTIONAL FOUR BEDROOM FAMILY HOME MINUTES FROM **SEAFRONT**

Welcome to Florence Road and this beautiful four bedroom terraced family home located minutes from Southsea seafront. This property offers an exciting opportunity to purchase a home in one of Southsea's most sought after locations and is move in ready.

Set over three floors, this exceptional terraced house combines classic charm with contemporary living. The entrance CENTRAL SOUTHSEA LOCATION hall flows through to a wonderful open plan living/dining area which gives a cosy and warming feel with the wood

burner as the vocal point of the room. A large kitchen diner offers plenty more space for larger families of hosting guests with french doors leading into the west facing garden.

On the first floor you'll find two generously sized double bedrooms, including one with a feature bay window and ensuite along with the main spacious four piece family bathroom. The top floor provides a further two bedrooms with one being a well proportioned double bedroom and a large single/ office.

This is a fantastic opportunity to secure a spacious, well-located home just moments from the coast. Early viewing is highly recommended to avoid missing out.

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







PROPERTY INFORMATION

ANTI-MONEY LAUNDERING

AML check being completed

are buying and selling through.

If you're looking for advice on borrowing power, what interest DINING ROOM rates you are eligible for, 10'5" x 12'0" (3.18 x 3.66) submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and **BEDROOM ONE** income, look no further!

COUNCIL TAX BAND D

OFFER CHECK PROCEDURE -

If you are considering making an 10^{14} " x 12^{10} " (3.15 x 3.66) 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 **BEDROOM THREE** position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Freehold



legal obligation to complete anti- process, we have sourced a money laundering checks. The AML check should be completed in Please ask a member of our sales branch. Please call the office to team for further details and a book an AML check if you would quotation. 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

BERNARDS MORTGAGE &

PROTECTION We have a team of advisors established and experienced covering all our offices, offering a conveyancer will safeguard your comprehensive range of mortgages from across the market and various protection products recommend several local firms of 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 further details.

LOUNGE

KITCHEN/ BREAKFAST ROOM

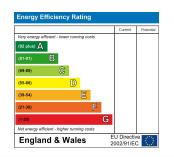
EN SUITE

BEDROOM TWO

BATHROOM 11'1" x 11'7" (3.40 x 3.55)

BEDROOM FOUR







REMOVAL QUOTES

As part of our drive to assist clients Bernards Estate agents have a with all aspects of the moving reputable removal company.

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, interests and get the job done in a timely manner. Bernards can solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for

13'4" x 13'10" (4.07 x 4.24)

10'8" x 25'3" (3.27 x 7.70)

12'9" x 16'7" (3.89 x 5.06)

16'6" x 14'2" (5.03 x 4.32)

11'3" x 11'8" (3.45 x 3.56)



















