



Brading Avenue, Southsea, PO4

Approximate Area = 2705 sq ft / 251.3 sq m (excludes void)
Garage = 206 sq ft / 19.1 sq m
Double Garage = 292 sq ft / 27.1 sq m
Total = 3203 sq ft / 297.5 sq m
For identification only - Not to scale



£1,150,000

Brading Avenue, Southsea PO4 9QJ

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THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ FIVE BEDROOM HOUSE
- ❖ SEMI DETACHED RESIDENCE
- ❖ BEAUTIFUL FAMILY HOME
- ❖ NEW KITCHEN/ DINING AREA
- ❖ WRAP AROUND CORNER PLOT
- ❖ TWO GARAGES
- ❖ AMPLE PARKING
- ❖ REQUESTED LOCATION
- ❖ MINUTES FROM THE SEAFRONT
- ❖ RARE OPPORTUNITY

This is a stunning five bedroom semi detached family home situated on a large corner plot and located in one of the most sought after areas of Southsea. The residence, which has accommodation over three floors boasts plenty of original features throughout.

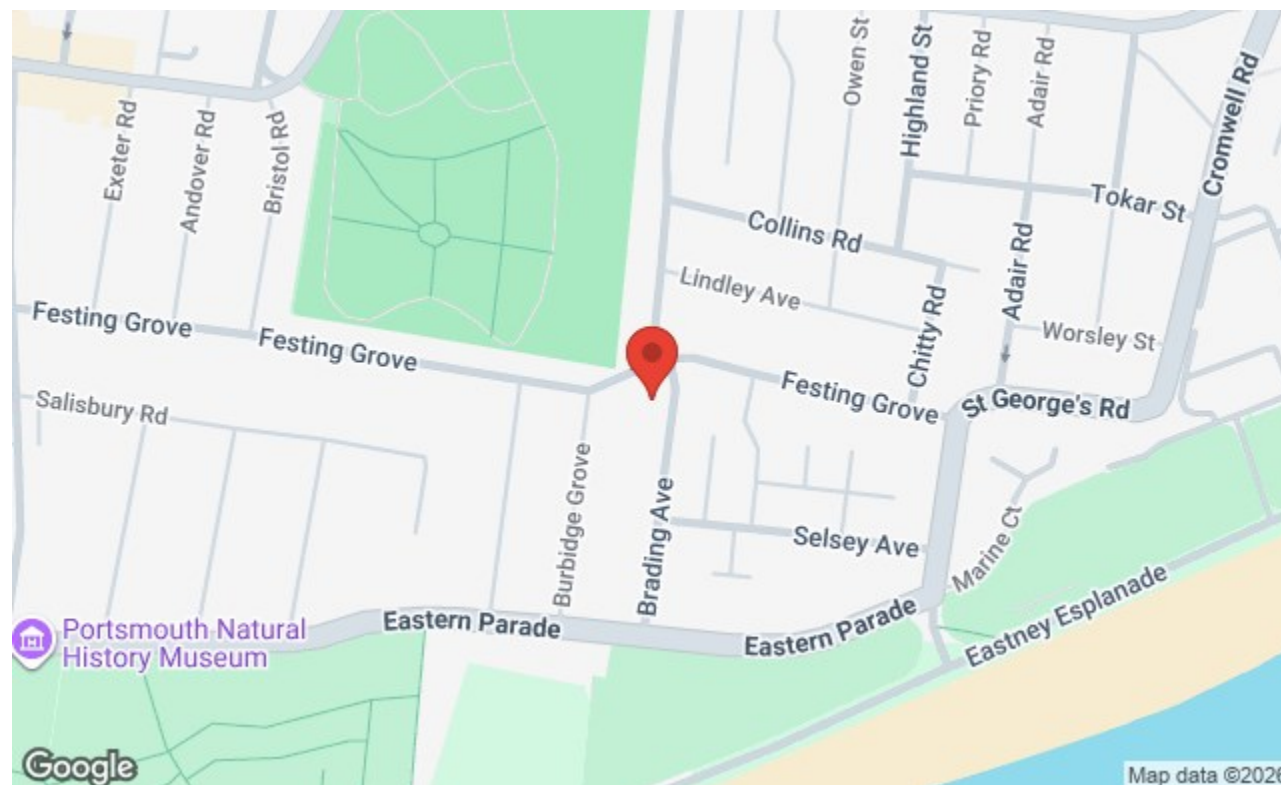
The property oozes elegance the minute you set eyes on it with beautiful gardens surrounding the property and two garages, one of which is a double garage, to the rear of the property with ample parking in front. These are secured with a large wooden electric gate and an iron gate.

As you enter you are greeted by a light and airy hallway space which sets the tone for the rest of the home. There is a fabulous sized living room at the front of the house, a great space to spend time with family and the addition of a large dining room with a lovely bay window and outlook onto the wrap around garden. Towards

the rear of the home there is a newly fitted kitchen/ diner with high spec Neff appliances throughout providing another area for hosting and spending quality family time. There is the addition of a W/C on the ground floor and a basement split into two rooms with the large of the two having a gym area, sauna and shower.

On the first floor there are three double bedrooms with two being very large rooms including the master bedroom which has a bay window and the three piece en suite. The family bathroom is also located on this level. On the second floor there are a further two double bedrooms extending the accommodation.

The location doesn't get much better with a short walk to the seafront, the Tenth Hole and Canoe Lake. This is a rare chance to purchase a stunning home within a premium area.



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



Call today to arrange a viewing
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PROPERTY INFORMATION

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

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!

COUNCIL TAX BAND G

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.

LOUNGE

19'3" x 13'4" (5.87 x 4.08)

DINING ROOM

17'3" x 14'9" (5.26 x 4.51)

KITCHEN/ BREAKFAST ROOM

20'1" x 12'7" (6.14 x 3.86)

W/C

8'2" x 3'10" (2.50 x 1.19)

BASEMENT

16'7" x 9'7" (5.08 x 2.93)

STORE

13'3" x 4'11" (4.05 x 1.52)

BEDROOM ONE

20'6" x 13'5" (6.26 x 4.10)

EN SUITE

7'9" x 6'8" (2.37 x 2.04)

BEDROOM TWO

17'3" x 14'11" (5.26 x 4.56)

BEDROOM THREE

12'9" x 12'0" (3.89 x 3.68)

SHOWER ROOM

8'7" x 7'10" (2.64 x 2.41)

W/C

BEDROOM FOUR

16'5" x 10'0" (5.01 x 3.06)

BEDROOM FIVE

12'11" x 9'11" (3.95 x 3.04)

GARAGE

16'10" x 12'2" (5.15 x 3.71)

DOUBLE GARAGE

18'4" x 15'10" (5.61 x 4.84)



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	74	78
England & Wales		

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