



## 4 Beverley Grove | Portsmouth









# FOR SALE



## Key features

- NO FORWARD CHAIN
- TWO EN-SUITES
- DRIVE WITH GATED ACCESS
- 2944 SQ FT LIVING SPACE
- FIVE BEDROOMS
- LANDSCAPED GARDENS
- PANORAMIC VIEWS
- BESPOKE FITTED KITCHEN
- DETACHED GARAGE
- DAIKIN AIRCONDITIONING THROUGHOUT

'Tides' is a truly beautiful, imposing detached bespoke property which sits proudly on the slopes of Portsdown Hill with breath-taking, panoramic views towards Langstone Harbour Nature Reserve, Hayling Island, the City of Portsmouth, and the Isle of Wight in the distance.

The property has been

professionally reconfigured and extended to provide 2944 sq ft of internal living space, now arranged over two primary floors. The internal accommodation is accompanied by generous wrap around exterior space, with landscaped gardens to the rear and side and a gated drive that offers extensive off road parking

whilst incorporating the detached garage. In addition there is a 7kw PodPoint EV smart home charger fitted for those with electric vehicles.

The property's main rooms all benefit from a south facing aspect, with the kitchen diner access to a raised terrace and false















balcony. Across the ground floor is underfloor heating including the cloakroom facilities.

The emphasis is well and truly on the panoramic views and the southerly aspect bestowed by the floor to ceiling windows and glass sliding doors.

Taking full advantage of the south facing positioning, the property also benefits from SolarEdge solar panels and batteries 7.3kw (19 x 385w roof mounted panels) 8kw Inverter 20kw battery storage mak

The internal accommodation comprises of a grand hallway, study/office, cloakroom, plant room, sitting room, cinema room, fully fitted kitchen, utility room and plant room on the ground floor with five double bedrooms, two having en-suite shower rooms and a large four piece family bathroom on the first floor.

The property is ideally suited for those looking for commutable road or rail links with the A3(M) and M27 all within easy distance and trains to London Waterloo from Havant railway station being only a short drive away.

The property falls within the catchment of both Solent and Springfield Schools (subject to confirmation).

## **ENTRANCE HALL**

### **FAMILY ROOM**

16'9" x 15'3" (5.11 x 4.65)

### **KITCHEN/DINING ROOM**

24'2" x 19'3" (7.39 x 5.89)

### **SITTING ROOM**

18'6" x 13'1" (5.66 x 3.99)

### **STUDY**

12'2" x 5'6" (3.71 x 1.68)

### **W.C.**

### **UTILITY ROOM**

### **LANDING**

### **BEDROOM 1**

19'3" x 15'1" (5.87 x 4.62)

### **EN-SUITE**

### **BEDROOM 2**

18'6" x 11'10" (5.66 x 3.63)

### **EN-SUITE**

### **BEDROOM 3**

13'10" x 11'3" (4.24 x 3.45)

### **BEDROOM 4**

11'6" x 10'2" (3.53 x 3.12)

### **BEDROOM 5/DRESSING ROOM**

10'2" x 10'2" (3.12 x 3.12)

### **BATHROOM**

### **GARAGE/GYM**

18'0" x 14'4" (5.49 x 4.37)

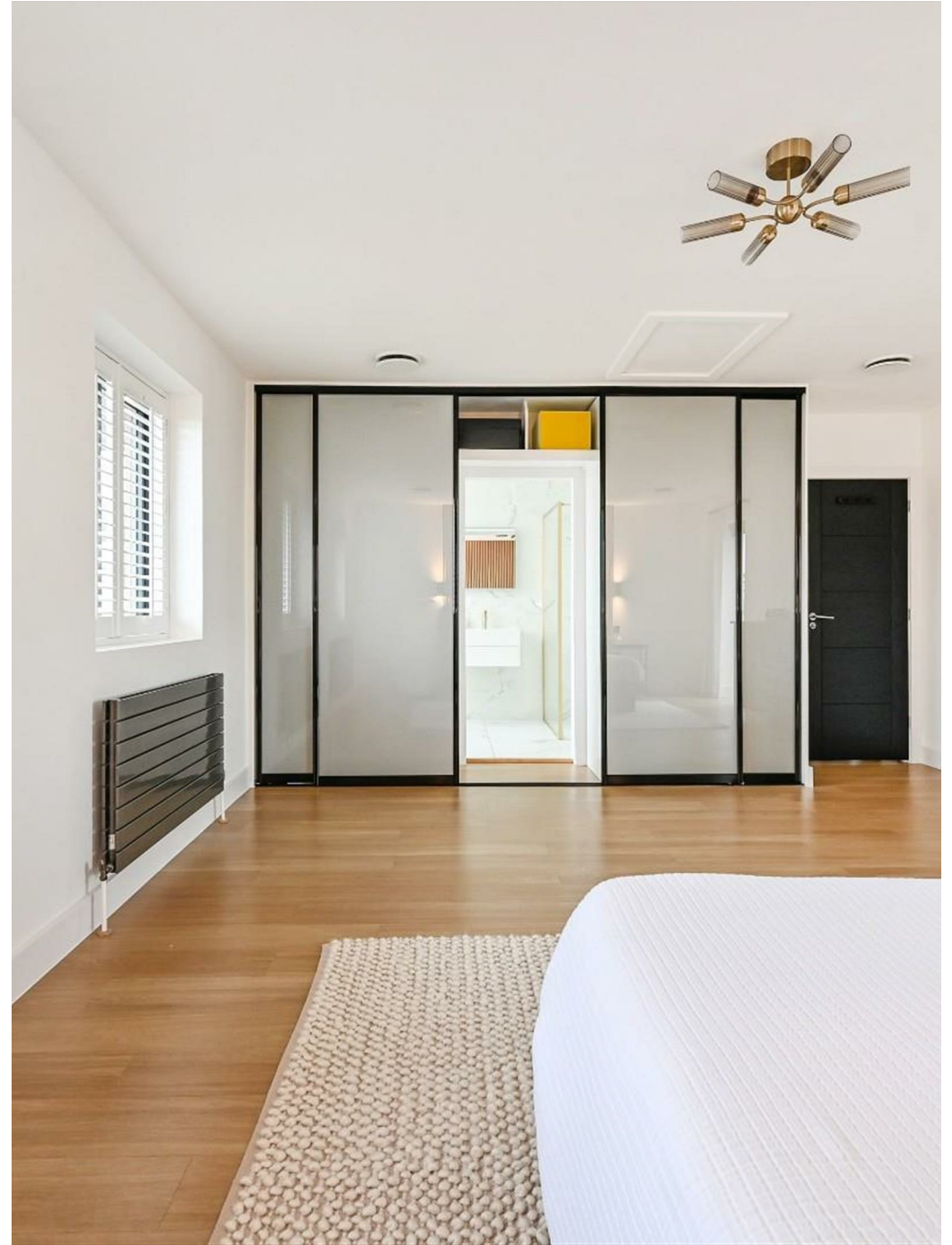
### **Council Tax Band F**

£2998











### Anti Money Laundering

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 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.

### Solicitor/ Conveyancing

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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## 4 Beverley Grove, Farlington, PO6 1BP

Approximate Gross Internal Area = 272.5 sq m / 2933 sq ft

Garage / Gym = 23.9 sq m / 257 sq ft

Total = 296.4 sq m / 3190 sq ft

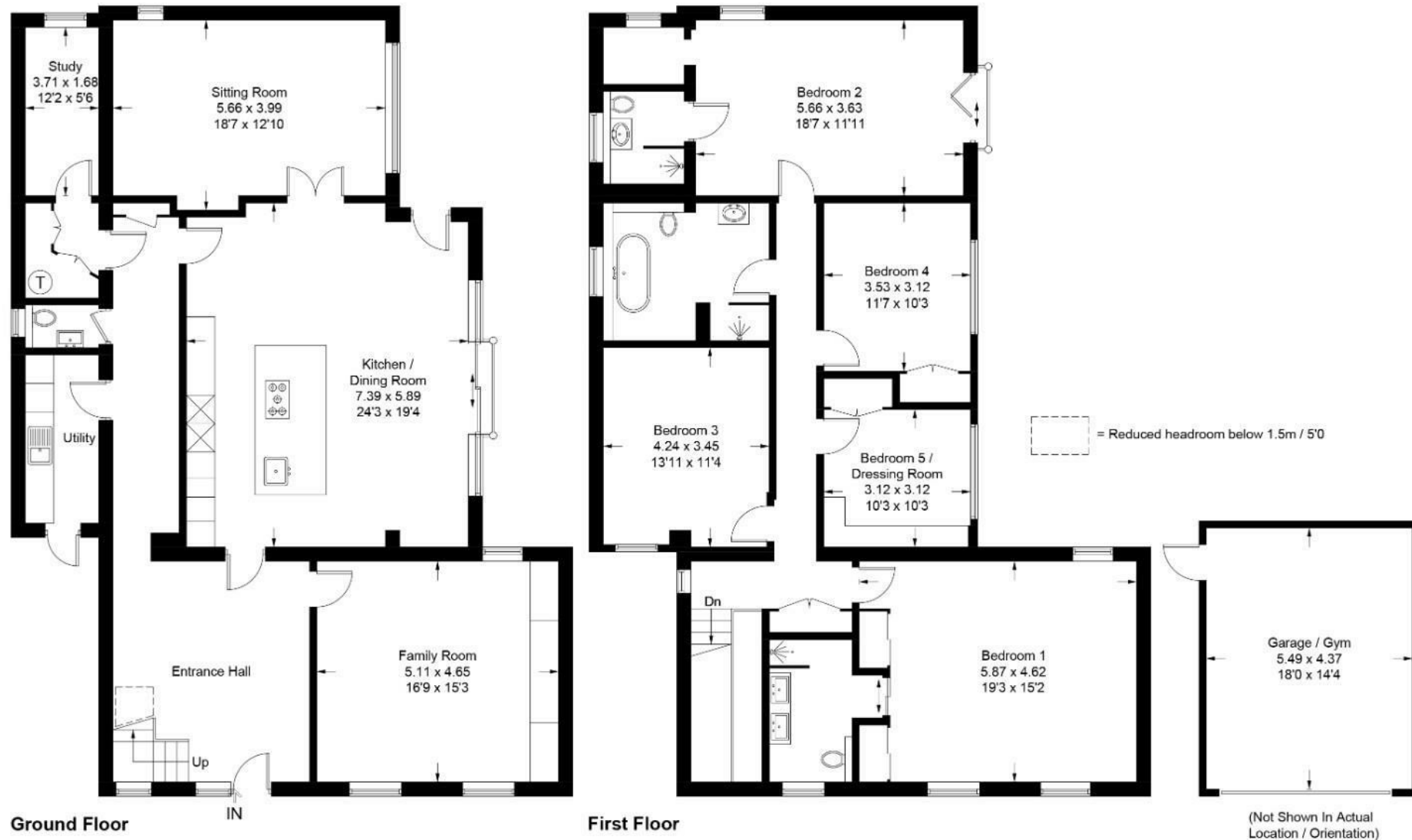


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