


bernards
THE ESTATE AGENTS

14, Crescent Road, Alverstoke





FOR SALE | £975,000



Key features

- Substantial Grade II* period residency offering over 4,100 sq ft of elegant, versatile living space
- Five generous bedrooms arranged across the upper floors
- Bright and airy bedroom with adjacent dressing room
- The Coach House is available by separate negotiation
- Private off-road parking to the rear
- Highly sought-after Crescent Road location close to the waterfront, Alverstoke village and excellent schools

An exciting opportunity to acquire an impressive Grade II* listed regency town house in the iconic Crescent. Built by Robert Cruickshank in 1829 this impressive period residence offers over 4,100 sq ft of elegant and versatile accommodation arranged across five well-proportioned levels. Rich in character and original features

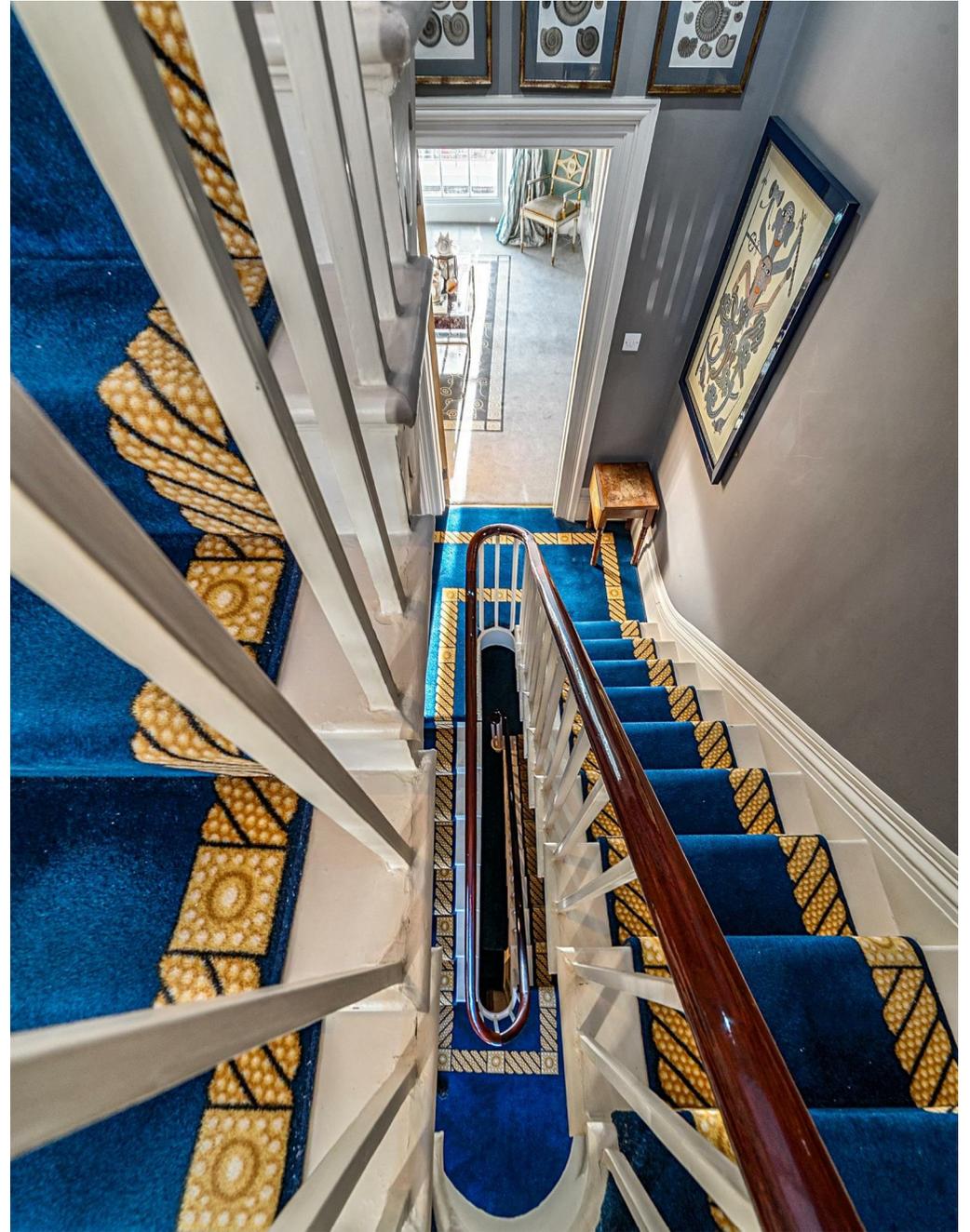
showcasing the generous room sizes and tall ceilings typical of the Crescent.

Also benefiting from a substantial 3 bedroom Coach House with integral garage subject to negotiation.

- Impressive kitchen/dining room forming a superb family and entertaining hub
- Lower ground floor with cinema room, games room, utilities and sauna

The main living areas provide an excellent balance of formal and informal space, with a grand drawing room, spacious dining room and a dedicated office ideal for home working. The expansive kitchen/dining room forms the everyday hub of the residence, offering a superb social and family space with direct access to the garden.











The lower ground floor provides outstanding leisure and utility space, including a cinema room/ games room, two utility rooms and a sauna –ideal for families seeking flexibility and additional play hobby or relaxation areas.

Across the upper floors, five generous bedrooms are arranged to provide privacy and comfort, including a superb principal bedroom with access to a designated dressing room. Bedroom five also benefits from a stunning view over Portsmouth, while bedroom four benefits from ample built in storage and views of the Solent.

With a private rear garden, ample accommodation and a highly sought-after location close to the waterfront, Alverstoke village and excellent schools, this remarkable residence presents a rare opportunity to secure a substantial and beautifully balanced period residence.

Ground Floor

Dining Room

18'7 x 17'2 (5.66m x 5.23m)

Office

14'6 x 10' (4.42m x 3.05m)

Kitchen/Diner

31'11 x 16'9 (9.73m x 5.11m)

Utility Room

12'6 x 4'8 (3.81m x 1.42m)

First Floor

Bedroom 4

13'8 x 13'2 (4.17m x 4.01m)

Shower Room

Drawing Room

21'3 x 15'9 (6.48m x 4.80m)

Second Floor

Bedroom 3

14'4 x 13'1 (4.37m x 3.99m)

Bedroom 2

15'9 x 13'1 (4.80m x 3.99m)

Dressing Room

Third Floor

Bedroom 5

13'6 x 12'5 (4.11m x 3.78m)

Bedroom 1

20'3 x 11'5 (6.17m x 3.48m)

Bathroom

14'4 x 13'1 (4.37m x 3.99m)

Lower Ground Floor

Games Room

19'11 x 14' (6.07m x 4.27m)

Cinema Room

13'3 x 10' (4.04m x 3.05m)

Utility

11'11 x 6'10 (3.63m x 2.08m)

Shower Room

9'1 x 6'11 (2.77m x 2.11m)





Outside

Enclosed Rear Garden

Parking

Freehold / Council Tax Band G

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

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.

Solicitors

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.

Removals

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.

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!

Agents Note

The Coach House is available by separate negotiation.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Crescent Road, Gosport, PO12

Approximate Area = 4191 sq ft / 389.3 sq m

For identification only - Not to scale





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