

£450,000

Eastfield Road, Southsea PO4 9EJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- STUNNING CONVERTED CHURCH
- OVER 2000 SQUARE FEET
- GRADE II LISTED
- 2 BEDROOMS
- 2 PARKING SPACES
- VAST OPEN PLAN LIVING ROOM
- REFITTED KITCHEN
- BEAUTIFUL ORIGINAL FEATURES
- NO ONWARD CHAIN
- CALL TO VIEW

**** EXQUISITE AND LARGE CONVERTED CHURCH WHICH IS A JOY TO BEHOLD ****

We are absolutely delighted to offer for sale this unique home within St Patricks Church. Built in 1906, this former Anglican Church was converted into 4 dwellings and we have the pleasure of offering this split level property with NO ONWARD CHAIN.

A substantial home adorned with original features including stonework bell towers, feature stain glassed windows, wooden archways and stone pillars, this is a true one off that will pull on the heart strings. The real heart of the home is the large open plan lounge / diner / kitchen with the kitchen area being updated in recent

times. The vaulted ceilings and original windows make this a quite stunning backdrop to be enjoyed with friends and family.

On the ground floor you will find two substantial bedrooms and a 4 piece bathroom suite. There is a small courtyard garden outside whilst the home benefits from 2 allocated parking spaces, quite rare for this part of Southsea. The owners are also selling the home with some original church items including a large table, pews, pulpit and other items.

A truly remarkable home that simply has to be viewed to fully appreciate the size and character on offer. Please call to arrange an internal inspection.

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





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PROPERTY INFORMATION

GROUND FLOOR

ENTRANCE HALL

BEDROOM 1

13'5" x 24'7" (4.09m x 7.49m")

BEDROOM 2

10'1" x 24'7" (3.07m x 7.49m")

BATHROOM

11'7" x 8'8" (3.53m x 2.64m")

FIRST FLOOR

LOUNGE / KITCHEN / DINER

30'0" x 29'3" (9.14m x 8.92m")

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 D

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

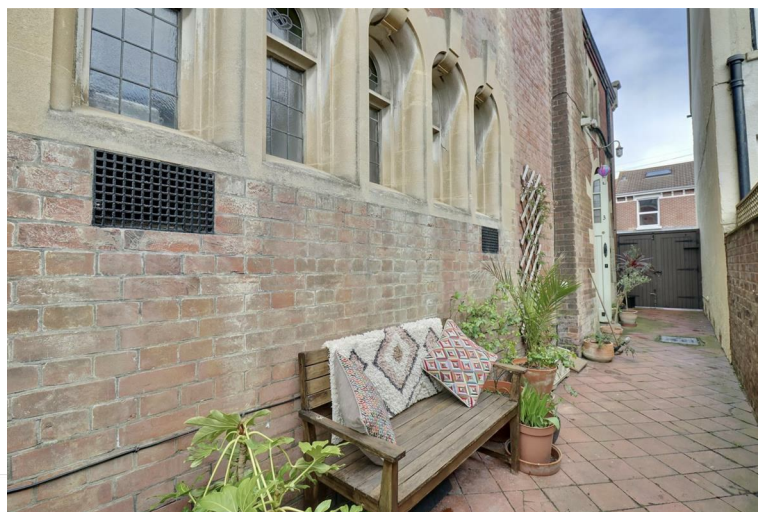
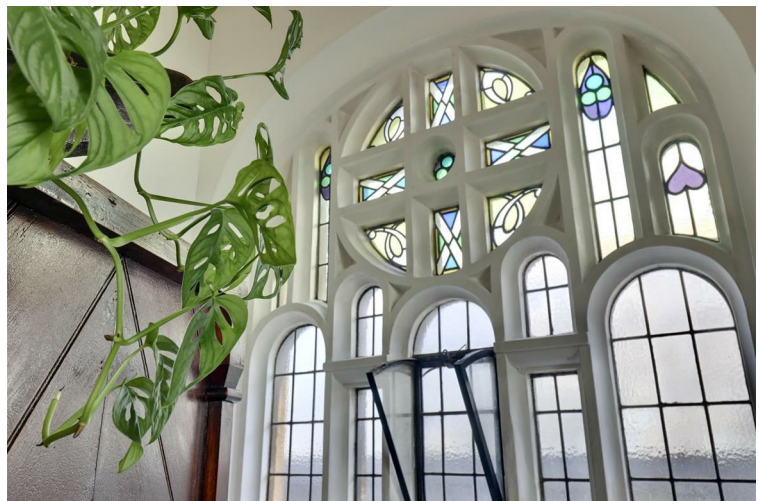
Solicitor

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.

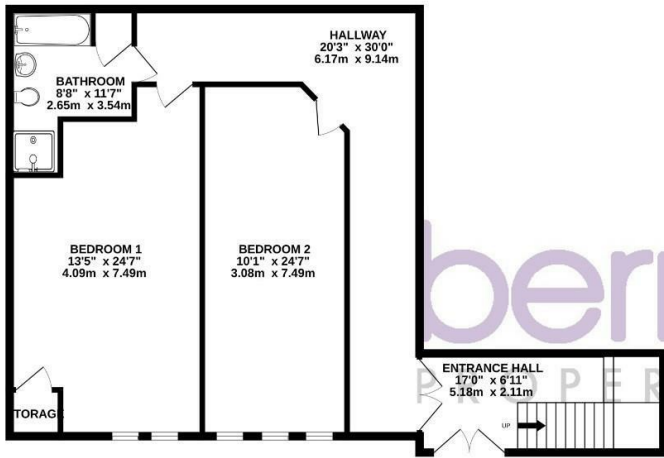
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



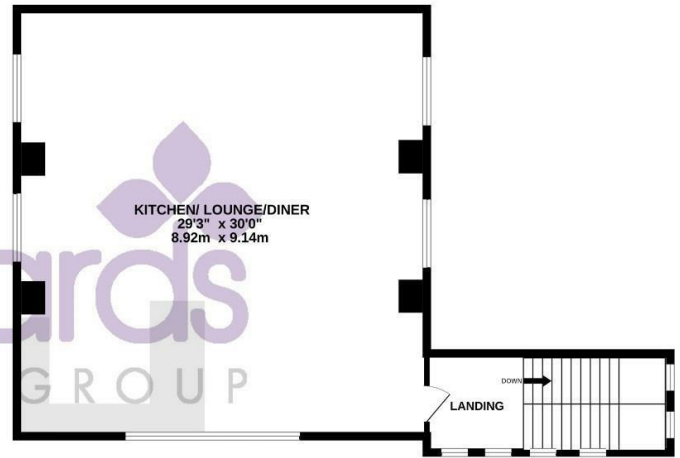
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
970 sq.ft. (90.2 sq.m.) approx.

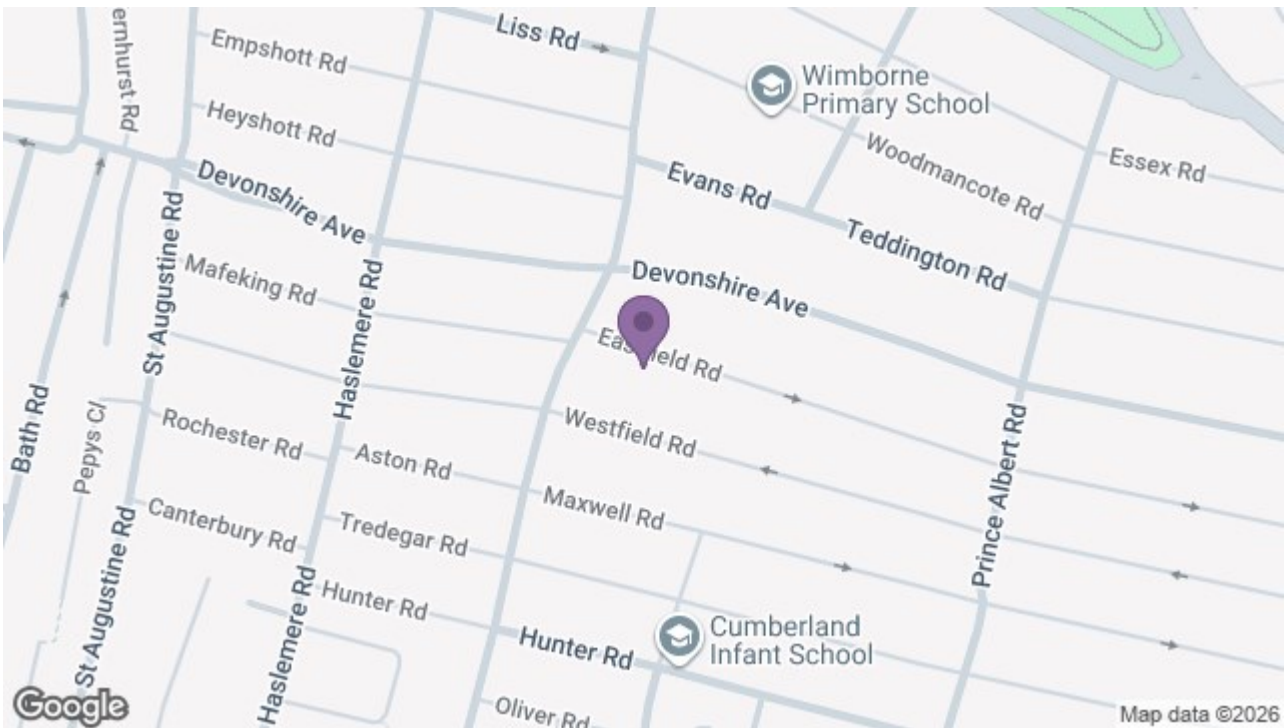


1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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