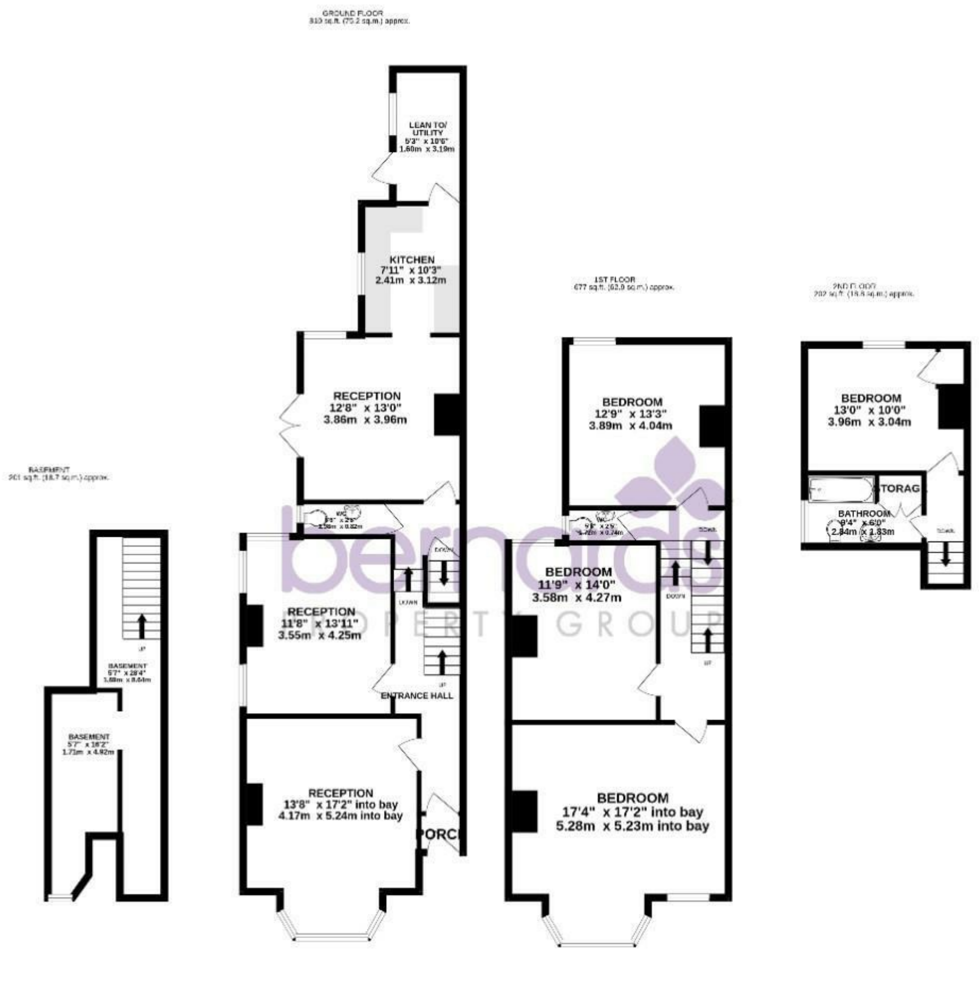
£485,000

FOR SALE

Albert Grove, Southsea PO5 1NG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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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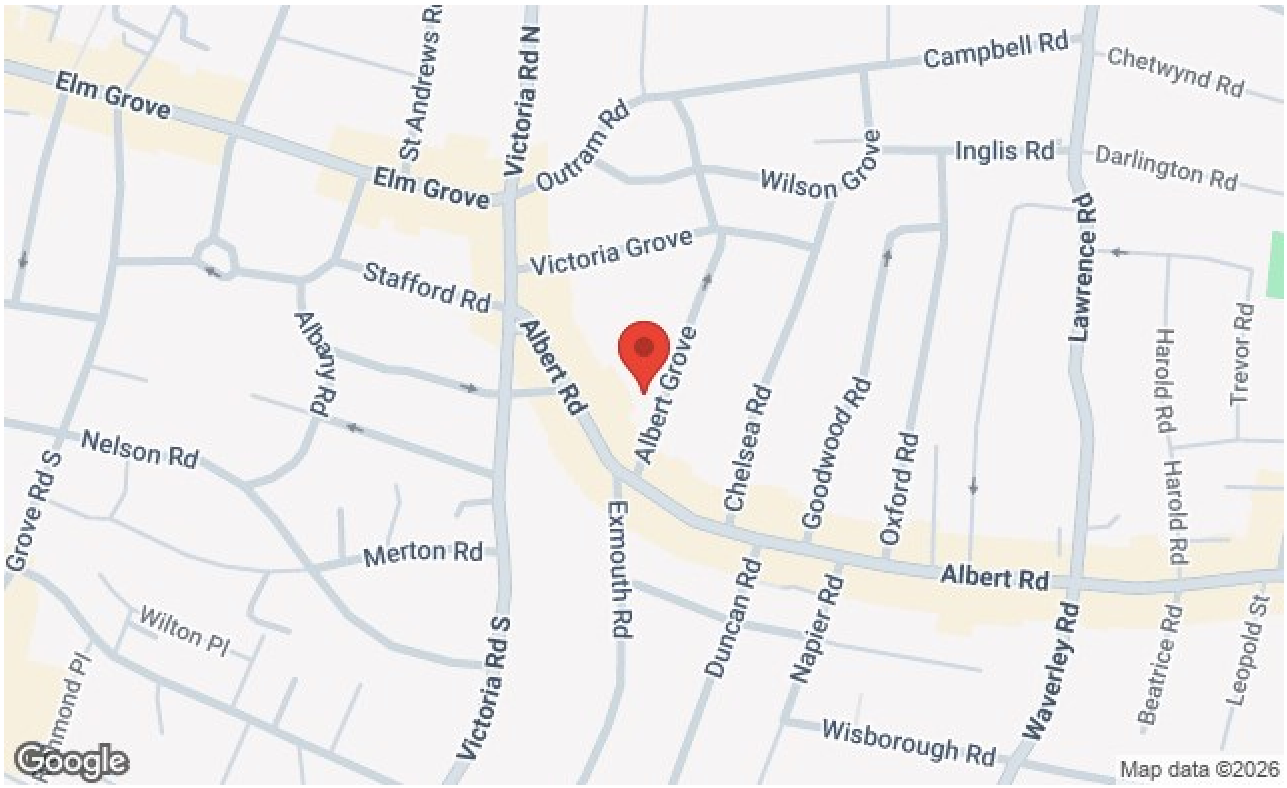

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HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- W/C TO EVERY FLOOR
- PERIOD CORRECT FEATURES
- SOUTH FACING GARDEN
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CLOSE TO ALBERT ROAD
- CALL TO VIEW

BEAUTIFUL FOUR BEDROOM FAMILY HOME IN CENTRAL SOUTHSEA

Welcome to Albert Grove and this wonderful four bedroom semi-detached family home located in a sought after central Southsea location. The home is neutrally decorated throughout and provides a fine balance between modern and period correct features.

As you enter the home you are greeted with a warm welcome and you quickly get a feel for the size of the home. Three large reception rooms provide ample yet flexible space with largest of them located at the front of the property and no doubt the heart of the home boasting the bay front. A downstairs W/C , fully fitted kitchen and utility room are towards the back of the property offering the separation in rooms that many are looking for. French doors lead out onto a low maintenance south facing rear garden, completing the ground floor.

On the first floor you have three large bedrooms with the master bedroom being a sizable room benefiting from the bay window flooding the room with natural light. There is also the addition of a W/C on this this floor. On the second floor you have another double bedroom and a three piece family bathroom.

The location is second to none with a Southsea seafront close by, a short walk to local schools and amenities and easy access across Southsea via transport links. A viewing is highly advised.

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

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

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!

COUNIL TAX BAND E

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 / Leasehold - delete as applicable

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.

RECEPTION
13'8" x 17'2" (4.17 x 5.24)

RECEPTION TWO
11'7" x 13'11" (3.55 x 4.25)

RECEPTION THREE
12'7" x 9'8" (3.86 x 2.96)

KITCHEN
7'10" x 10'2" (2.41 x 3.12)

LEAN TO/ UTILITY
5'2" x 10'5" (1.60 x 3.19)

W/C

BASEMENT
5'7" x 16'1" (1.71 x 4.92)

FIRST FLOOR

BEDROOM ONE
17'3" x 17'1" (5.28 x 5.23)

BEDROOM TWO
11'8" x 14'0" (3.58 x 4.27)

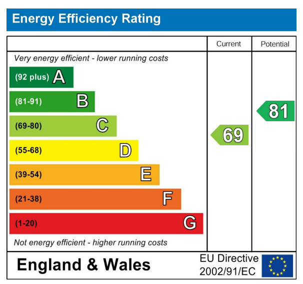
BEDROOM THREE
12'9" x 13'3" (3.89 x 4.04)

W/C

SECOND FLOOR

BEDROOM FOUR
13'0" x 9'11" (3.98 x 3.04)

BATHROOM
9'3" x 6'0" (2.84 x 1.83)



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