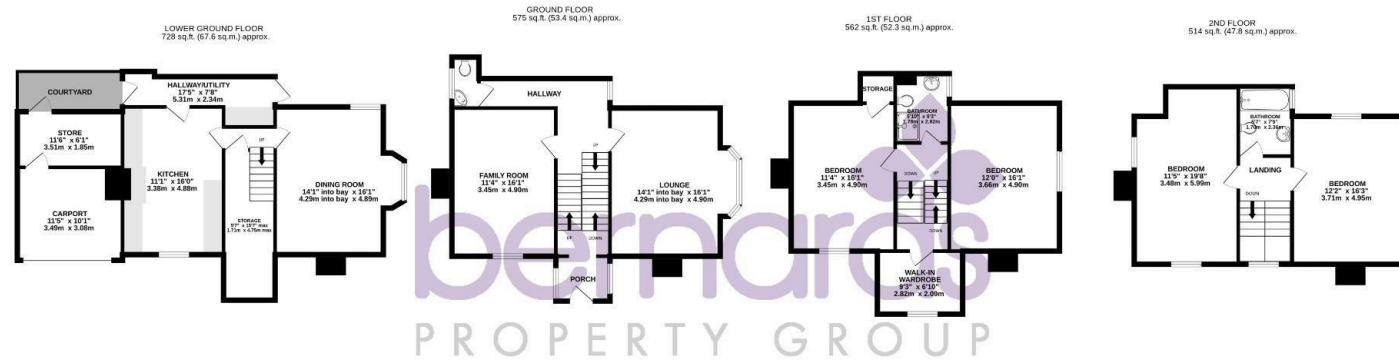


FOR SALE

Offers In Excess Of £1,000,000

St. Judes Close, Southsea PO5 3HQ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 2379 sq.ft. (221.0 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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4 2 3

HIGHLIGHTS

- FOUR BEDROOM CHARACTER HOME
- SET OVER 4 FLOORS
- THOMAS OWEN PROPERTY
- STUNNING KITCHEN
- EXTENSIVE CHANGE IN RECENT TIMES
- REQUESTED CENTRAL LOCATION
- SET NEXT TO CHURCH
- PARKING & GARAGING
- NO ONWARD CHAIN
- MUST VIEW PROPERTY

**** STUNNING THOMAS ELLIS OWEN PERIOD HOME IN CENTRAL SOUTHSEA WITH PARKING ****

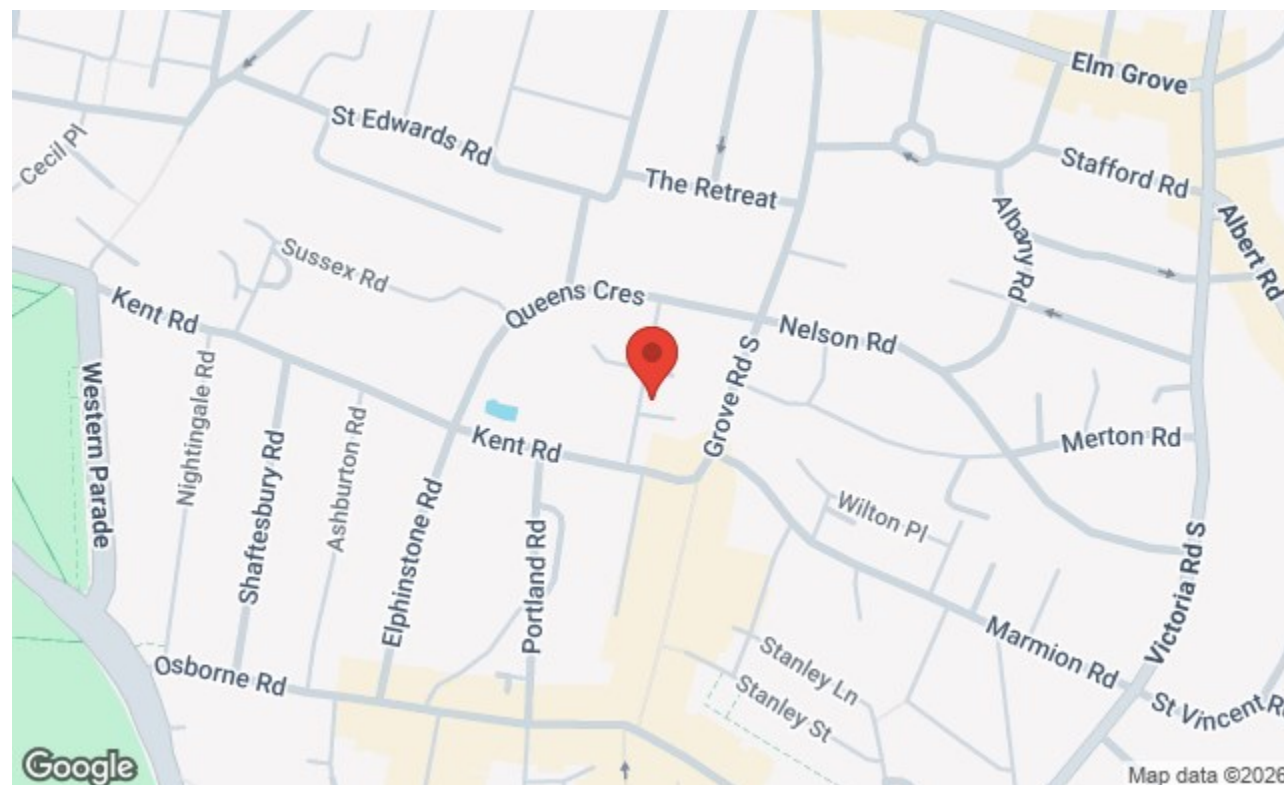
We are delighted to offer to this market this important and iconic Southsea residence in St Judes Close. Nestled under the gaze of the local church, this home has benefited from a transformation in recent times offering that enviable blend of modern high end additions, adorned and complimented by the wholesome period features on hand.

The current owners have carefully and thoughtfully adapted the home to line up with modern day living. A wonderful luxury kitchen dining area occupies the lower ground floor, complimented by additional utility space and access to garage / store

areas. Two good size reception rooms occupy the ground floor, ideal as a lounge and family room or even a home office space if desired.

Over the top 2 floors, you will find 4 double bedrooms and 2 family bathrooms, ideal for a family or those who regularly accommodate guests. There is the huge bonus of off road parking and a small courtyard garden space to enjoy when the sun shines.

The location is second to none with you being on the doorstep of all central areas. Palmerston Road is moments away and from here you can stroll to the seafront and enjoy a walk along the promenade. With good schooling also on hand, this home must be viewed at the earliest opportunity.



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

LOWER GROUND FLOOR

CARPORT / STORE ROOM

KITCHEN
16'0" x 11'1" (4.88m x 3.38m")

DINING ROOM
16'1" x 14'1" (4.90m x 4.29m")

UTILITY / HALLWAY
17'5" x 17'8" (5.31m x 5.38m")

GROUND FLOOR

LOUNGE
16'1" x 14'1" (4.90m x 4.29m")

FAMILY ROOM
16'1" x 11'4" (4.90m x 3.45m")

WC

FIRST FLOOR

BEDROOM 1
16'1" x 12'0" (4.90m x 3.66m")

BEDROOM 2
16'1" x 11'4" (4.90m x 3.45m")

WALK IN WARDROBE
9'3" x 6'10" (2.82m x 2.08m")

BATHROOM
9'3" x 5'10" (2.82m x 1.78m")

SECOND FLOOR

BEDROOM 3
19'8" x 11'5" (5.99m x 3.48m")

BEDROOM 4
16'3" x 12'2" (4.95m x 3.71m")

BATHROOM
7'9" x 5'7" (2.36m x 1.70m")

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 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.

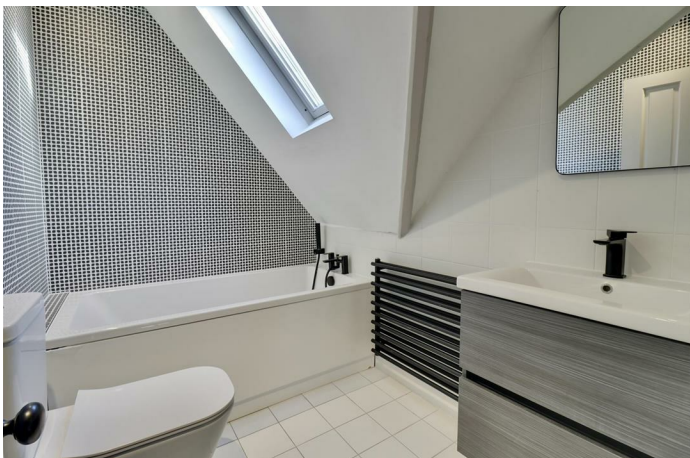
SOLICITOR

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.

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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		
EU Directive 2002/91/EC		
England & Wales		



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