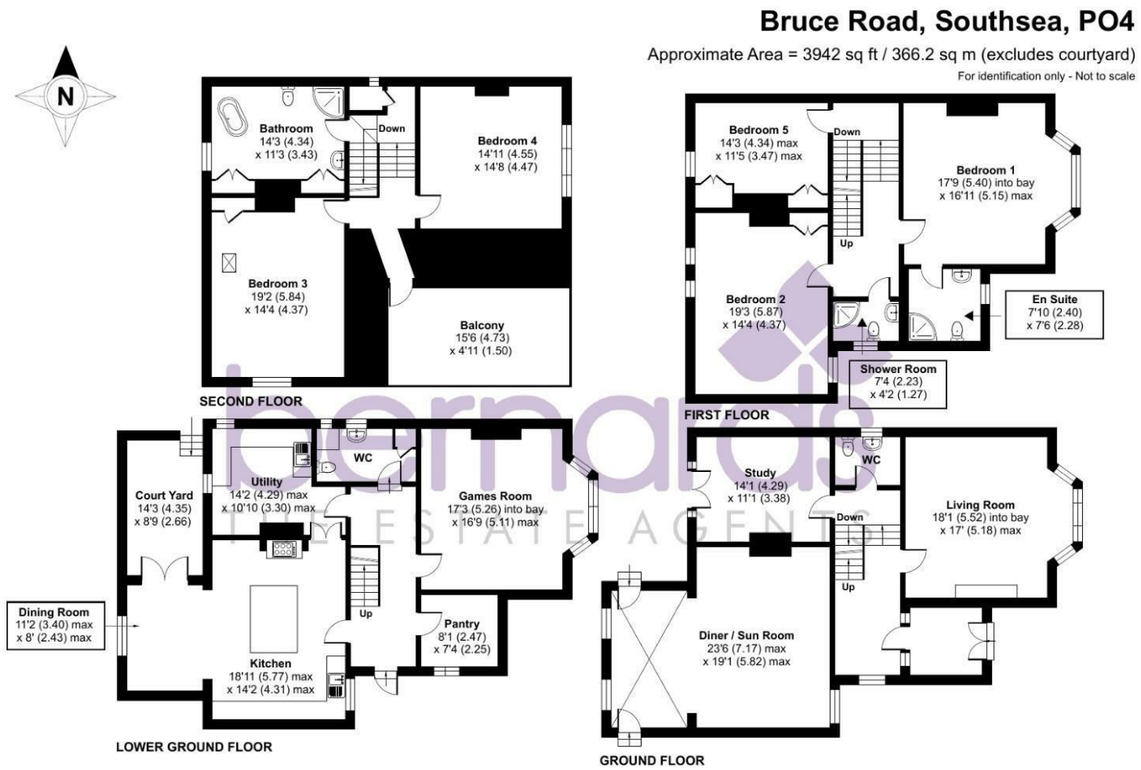

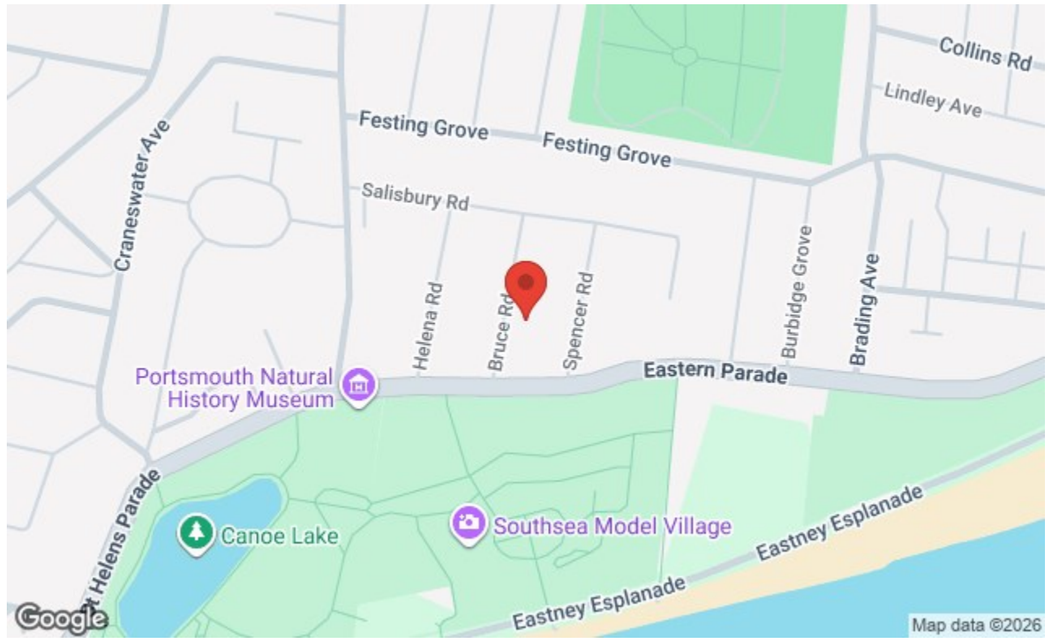

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£1,500,000

Bruce Road, Southsea PO4 9RL

bernards
THE ESTATE AGENTS

5 3 3

HIGHLIGHTS

- EXCEPTIONAL FAMILY HOME
- DETACHED RESIDENCE
- FIVE DOUBLE BEDROOMS
- OFF ROAD PARKING
- OVER FOUR FLOORS
- STUNNING SUN ROOM
- BALCONY
- MINUTES FROM THE SEAFRONT
- EXCLUSIVE LOCATION
- A MUST VIEW

Nestled on the charming Bruce Road in Southsea, this exceptional detached family home offers a splendid blend of original features and modern living. Spanning an impressive 3,942 square feet, this property, built in 1904, boasts five double bedrooms and three reception rooms, providing ample space for both relaxation and entertainment.

The heart of the home is undoubtedly the open plan kitchen and dining area, perfect for family gatherings and social occasions. The stunning sun room invites natural light, creating a warm and welcoming atmosphere. With five generously sized double bedrooms, this residence ensures comfort for the entire family. The three bathrooms, along with two additional WCs, provide convenience and privacy for all.

For those seeking leisure and productivity, the property includes a games room and a study, catering to both fun and work-from-home needs. The pantry adds an extra touch of practicality, making daily life that much easier.

The home features off-road parking for ample vehicles, a valuable asset in this sought-after location. The surrounding area is known for its rarity and charm, making this property a truly unique find.

This remarkable family home on Bruce Road is not just a place to live; it is a lifestyle choice, offering space, character, and a prime location. Do not miss the opportunity to make this stunning property your own.

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!

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.

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SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n effective y e t 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.

LOWER GROUND FLOOR

KITCHEN
18'11" x 14'1" (5.77 x 4.31)

DINING ROOM
11'1" x 7'11" (3.40 x 2.43)

UTILITY
14'0" x 10'9" (4.29 x 3.30)

PANTRY
8'1" x 7'4" (2.47 x 2.25)

GAMES ROOM
17'3" x 16'9" (5.26 x 5.11)

W/C

COURTYARD
14'3" x 8'8" (4.35 x 2.66)

GROUND FLOOR

SUN ROOM/ DINER
23'6" x 19'1" (7.17 x 5.82)

LIVING ROOM
18'1" x 16'11" (5.52 x 5.18)

STUDY
14'0" x 11'1" (4.29 x 3.38)

W/C

FIRST FLOOR

BEDROOM ONE
17'8" x 16'10" (5.40 x 5.15)

EN SUITE
7'10" x 7'5" (2.40 x 2.28)

BEDROOM TWO
19'3" x 14'4" (5.87 x 4.37)

BEDROOM FIVE
14'2" x 11'4" (4.34 x 3.47)

SHOWER ROOM
7'3" x 4'1" (2.23 x 1.27)

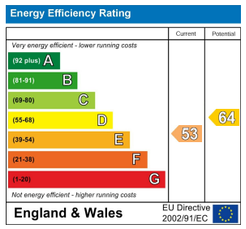
SECOND FLOOR

BEDROOM THREE
19'1" x 14'4" (5.84 x 4.37)

BEDROOM FOUR
14'11" x 14'7" (4.55 x 4.47)

BATHROOM
14'2" x 11'3" (4.34 x 3.43)

BALCONY
15'6" x 4'11" (4.73 x 1.50)



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