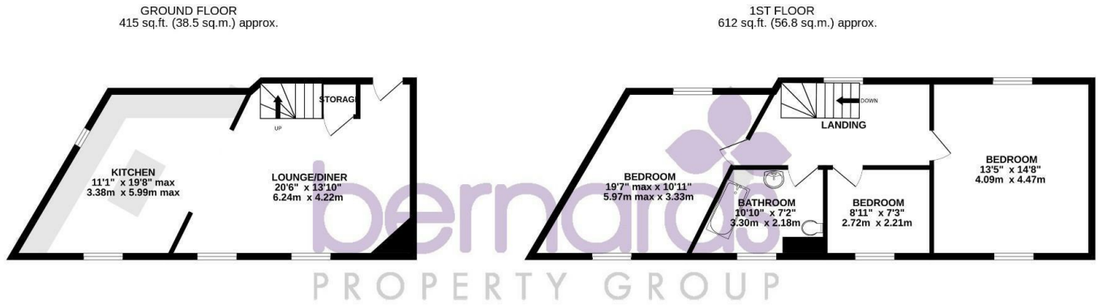

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

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

FOR SALE

Price Guide £425,000

Beck Street, Portsmouth PO1 3AN

bernards THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- THREE BEDROOM
- DETACHED HOUSE
- STUNNING DECOR
- OPEN PLAN LIVING/ DINING
- SIZEABLE ROOMS
- PERIOD CORRECT FEATURES
- GARAGE/ PARKING
- GREAT TRANSPORT LINKS
- SHORT WALK TO GUNWHARF QUAYS
- CALL TO VIEW

STUNNING THREE BEDROOM DETACHED HOUSE WITH PARKING IN SOUTHSEA

We are delighted to bring this market this stunning three bedroom detached house located in a quiet cul-de-sac spot in Beck Street, Southsea. This charming home merges the perfect balance of period correct features, modern contemporary decor. A garage offers a rare chance for off road parking.

As you enter the property you instantly get a feel for the character and size. Exposed brickwork, wooden beams and original fireplaces really set the tone for this family home. A large living/ dining area is located at the front of the property offering the perfect space for hosting. This space flows perfectly into the open plan kitchen area with an island providing a place for all to gather. A low maintenance rear garden completes the ground floor.

Upstairs you have three bedrooms and the three piece family bathroom. Two of the bedrooms are a considerable size with the third being a great sized single bedroom. The decor of this home is sublime with a nod to original features and touches of modern elements throughout, offering any new owner a turn key experience.

The location is wonderful with a short walk to Gunwharf Quays, the train station and quick links out of Southsea to M27. This is not an opportunity to be missed. Call to view!

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.

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COUNCIL TAX BAND B

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.

LOUNGE/ DINER
20'5" x 13'10" (6.24 x 4.22)

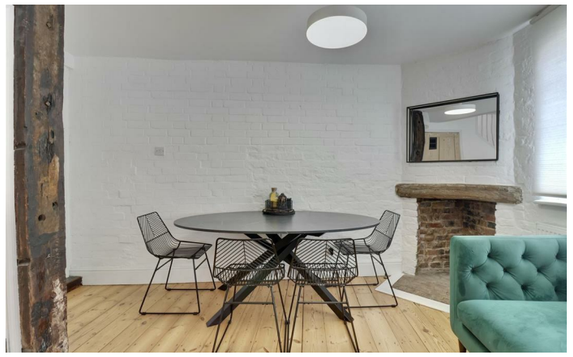
KITCHEN
11'1" x 19'7" (3.38 x 5.99)

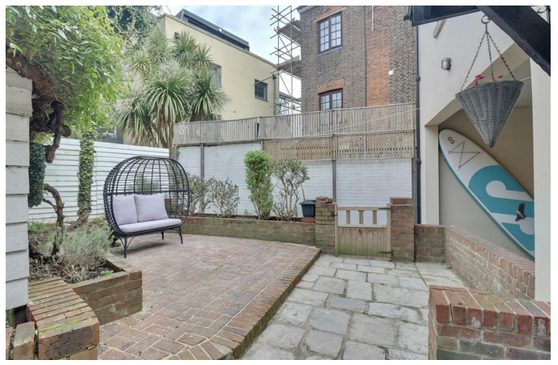
BEDROOM ONE
19'7" x 10'11" (5.97 x 3.33)

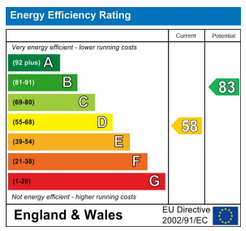
BEDROOM TWO
13'5" x 14'7" (4.09 x 4.47)

BEDROOM THREE
8'11" x 7'3" (2.72 x 2.21)

BATHROOM
10'9" x 7'1" (3.30 x 2.18)







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