

£475,000

Clarence Road, Southsea PO5 2LG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SUPERB FAMILY HOME
- ❖ 3 BEDROOMS
- ❖ 4 PIECE BATHROOM SUITE
- ❖ LARGE LOUNGE / DINER
- ❖ OPEN PLAN KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ CHARACTER FEATURES
- ❖ BASEMENT & BOARDED LOFT
- ❖ WALK TO BEACH
- ❖ CALL TO VIEW

**\*\* FABULOUS COASTAL FAMILY HOME  
WITHIN WALKING DISTANCE OF THE BEACH  
\*\***

We are delighted to bring to market this exceptional family home in Clarence Road. This home has been carefully and tastefully updated in recent times to create a wonderful abode bursting with character and modern decor touches that will appeal to many.

The accommodation begins with a lovely size lounge that sits at the front of the property and opens up into a sociable and eye catching kitchen / breakfast area that will be the scene of many a family occasion or come dine with me experience. A downstairs WC and lean to only

adds to the appeal as well as a basement space, often found in older style homes.

On the first floor you will find 3 generous bedrooms and a superbly designed 4 piece bathroom suite that is a real joy. There is a boarded loft space allowing additional storage space, essential for a family home. This is the definition of a 'turn key' home which can be enjoyed from day one.

The location is absolutely superb. You are moments from the seafront to enjoy the walks, promenade, southsea common and all that is on offer. A quite wonderful opportunity that must be viewed to be appreciated.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE / DINER

30'3" x 11'7" (9.22m" x 3.53m")

### WC

### KITCHEN / BREAKFAST ROOM

20'6" x 12'0" (6.25m" x 3.66m")

### LEAN TO

11'0" x 4'2" (3.35m" x 1.27m")

## FIRST FLOOR

### BEDROOM 1

16'3" x 15'2" (4.95m" x 4.62m")

### BEDROOM 2

13'6" x 9'8" (4.11m" x 2.95m")

### BEDROOM 3

11'4" x 10'0" (3.45m" x 3.05m")

### BATHROOM

12'7" x 6'9" (3.84m" x 2.06m")

### 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 C

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		83
(81-91)	B		
(69-80)	C	72	
(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  
701 sq.ft. (65.1 sq.m.) approx.

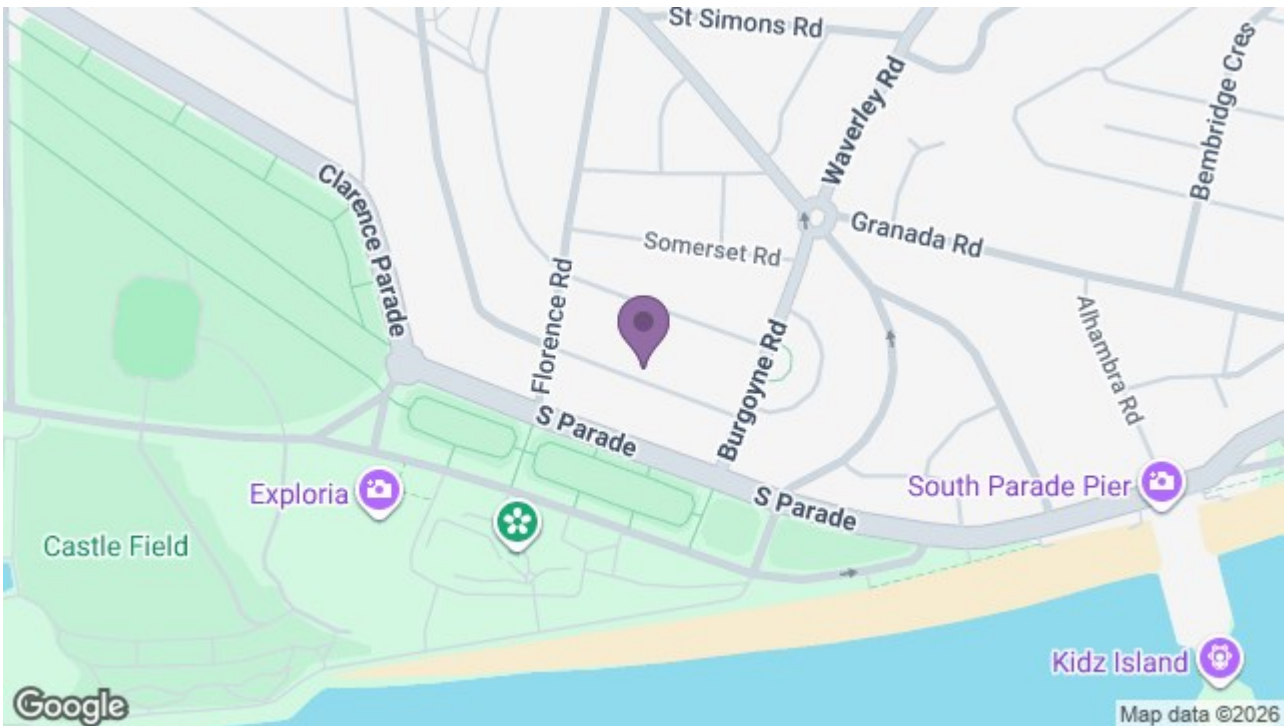


1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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