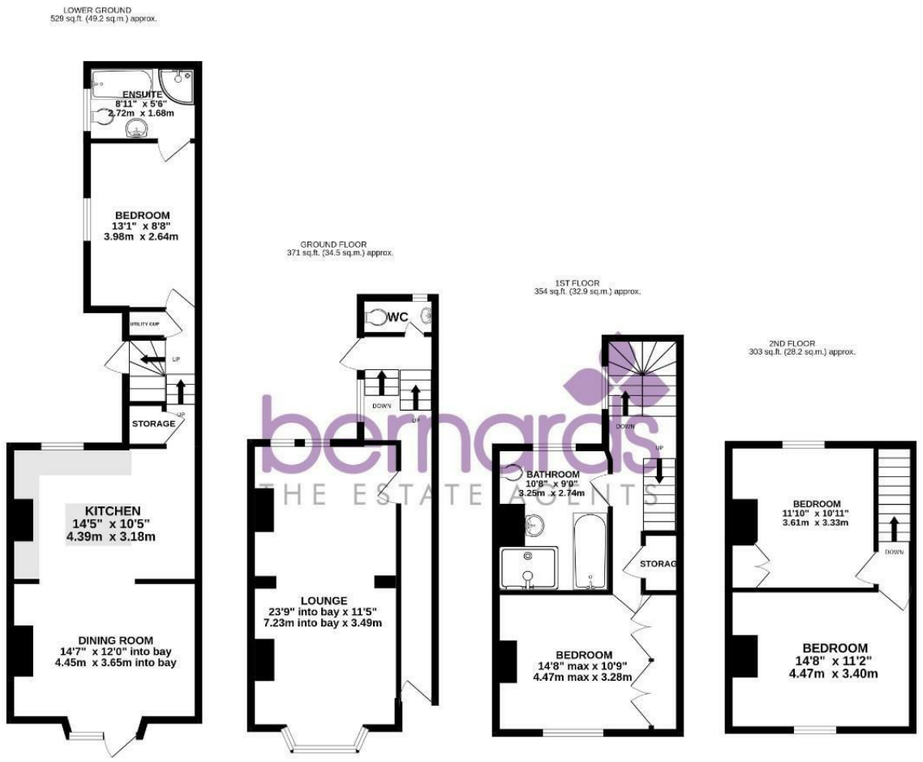

TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

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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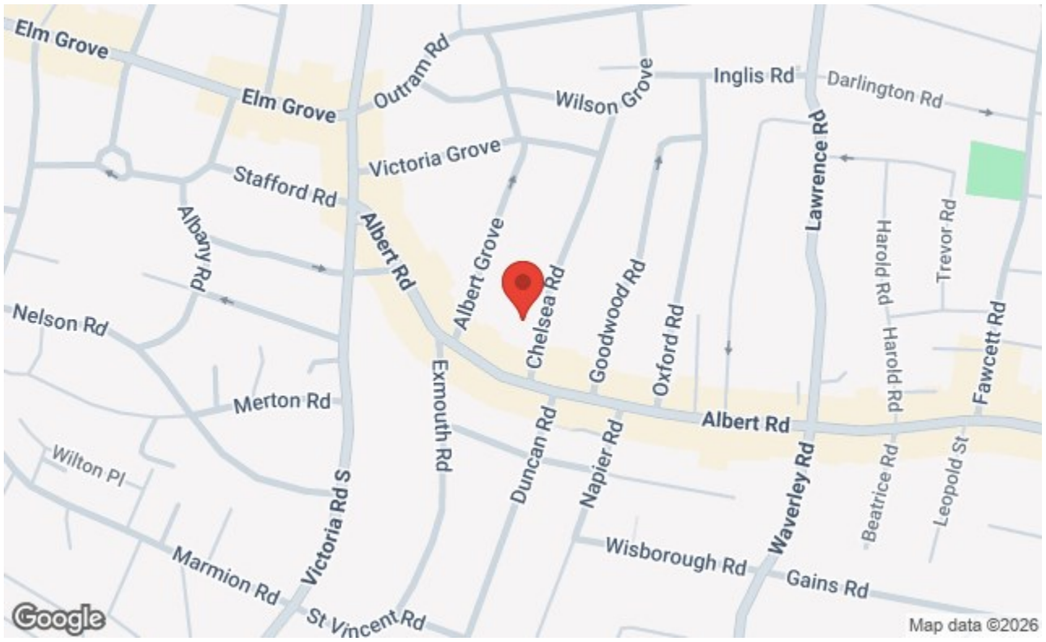


8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£650,000

Chelsea Road, Southsea PO5 1NH

bernards THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- VILLA STYLE SOUTHSEA HOME
- STAGGERED ACCOMMODATION
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- SOCIABLE KITCHEN
- REQUESTED LOCATION
- COURTYARD GARDEN
- WALKING DISTANCE TO ALBERT ROAD
- CALL TO VIEW

** EXCEPTIONAL VILLA STYLE HOME IN PRIME CENTRAL SOUTHSEA LOCATION **

We are delighted to bring to market this fabulous terraced house in highly popular Chelsea Road. With OFF ROAD PARKING and accommodation split over four floors, this superb home offers character, space and so much more.

The lower ground floor offers a wonderful kitchen / family area that will be the backdrop for many a get together or memory made. This sociable space complete with feature island is the real hub of the home. A bedroom with en-suite facilities can also be found. The large lounge with feature fireplace and bundles of space overlooks the front garden where you can put your car off the road.

Over the top two floors you will find a further three bedrooms and a lovely family bathroom as well as a further WC. This makes this the ideal family home or ideal if you need a work from home space or regularly have guests. The location is so convenient with you being moments from Albert Road offering you places to meet with friends or enjoy a meal out. You are a short distance from the seafront as well making this a 'must see' home.

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

PROPERTY INFORMATION

LOWER GROUND FLOOR

DINING ROOM
14'7" x 12'0" (4.45m" x 3.66m")

KITCHEN
14'5" x 10'5" (4.39m" x 3.18m")

BEDROOM 1
13'1" x 8'8" (3.99m" x 2.64m")

EN-SUITE

GROUND FLOOR

LOUNGE
23'9" x 11'5" (7.24m" x 3.48m")

WC

FIRST FLOOR

BEDROOM 2
14'8" x 10'9" (4.47m" x 3.28m")

BATHROOM
10'8" x 9'0" (3.25m" x 2.74m")

SECOND FLOOR

BEDROOM 3
14'8" x 11'2" (4.47m" x 3.40m")

BEDROOM 4
11'10" x 10'11" (3.61m" x 3.33m")

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 D
Portsmouth City Council: £1279.12 Police & Crime Commissioner: £165.46 Combined Fire Authority: £63.84 Total: £1508.42

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.

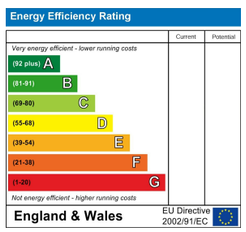
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

PROPERTY TENURE
Freehold



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