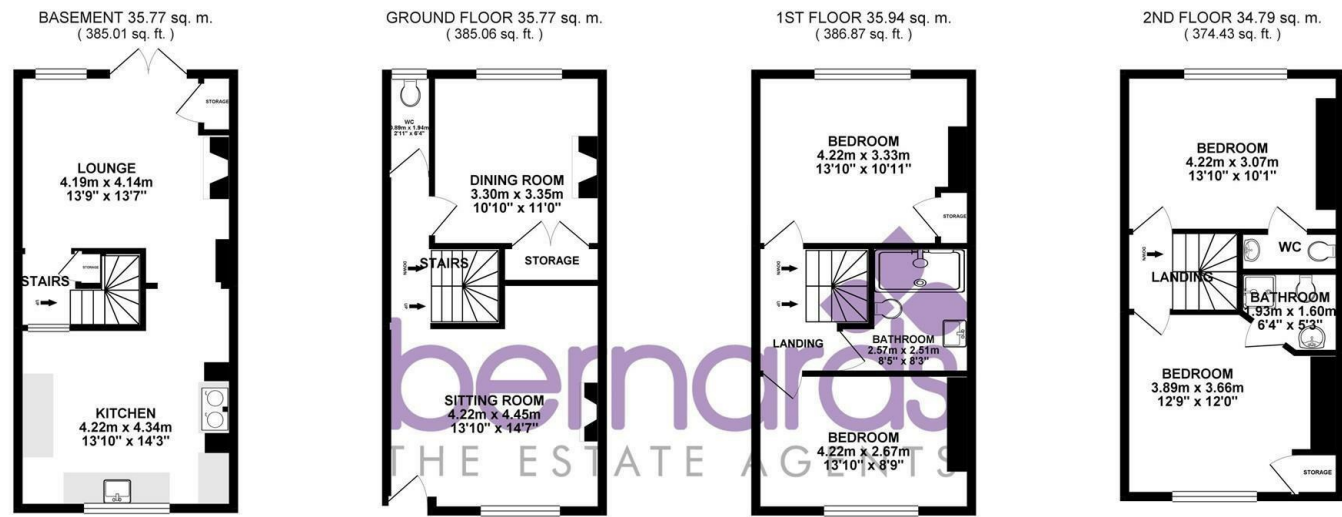


**FOR SALE**

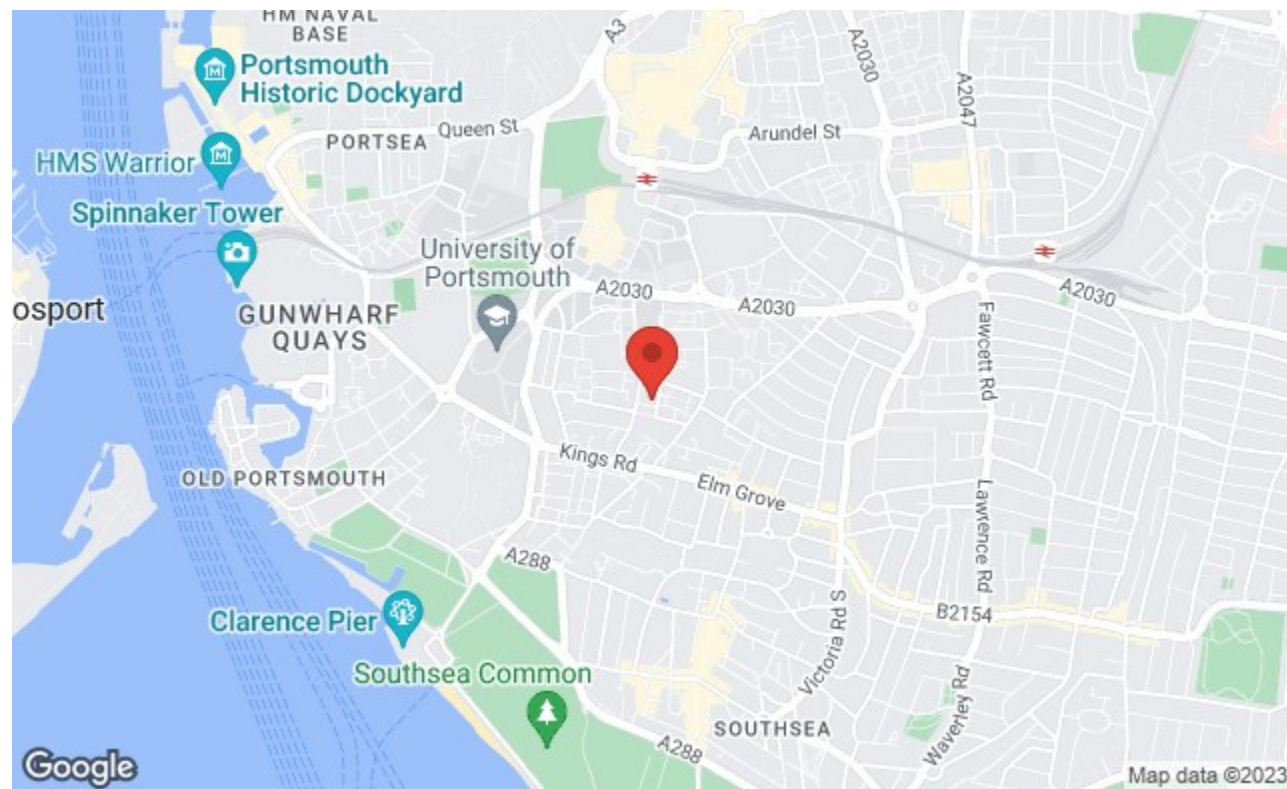
£500,000

St. James's Road, Southsea PO5 4JA

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 142.27 sq. m. ( 1531.37 sq. ft. ) 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.  
 Made with Metropix ©2019



4 2 2

**HIGHLIGHTS**

- ❖ FOUR BEDROOMS
- ❖ VICTORIAN TOWNHOUSE
- ❖ FOUR STOREYS
- ❖ THREE RECEPTION ROOMS
- ❖ NO FORWARD CHAIN
- ❖ REAR GARDEN
- ❖ CENTRAL SOUTHSEA
- ❖ CLOSE TO AMENITIES
- ❖ PERIOD FEATURES
- ❖ A MUST VIEW

We are delighted to welcome to the market, Audley House, a fine example of a Victorian Townhouse. This four bedroom property is laid out over four floors and is located within touching distance of Central Southsea which offers excellent choices with it's wide range of shops, bars and restaurants in the hugely popular location of Central Southsea. Situated perfectly for local shops, bars and restaurants and within walking distance to the beautiful sea front.

This property will strike you from the moment you walk through the door, offering Victorian features including sash windows and Victorian fireplaces.

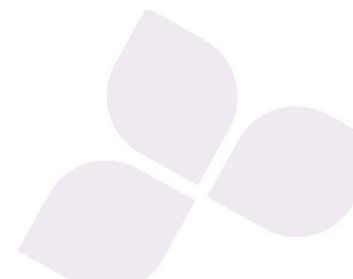
The ground floor is an excellent size and offers lots of light with rear and front aspect with a sitting room to the front and a formal dining room, there is also a w.c. and stairs leading to the upper and lower accommodation.

Stairs lead down to the basement, which is currently laid out with a separate lounge which leads into the rear garden which has an excellent feel of seclusion with a patio and sleeper steps leading to the rear. The basement level is completed by the rustic style farmhouse kitchen which is finished to a fantastic standard and is the perfect space to entertain

As you lead your way back up the house past the ground floor, the stairs lead up to the first floor, laid out with two spacious bedrooms and a luxury family bathroom. The second floor offers another two bedrooms with both offering ensuite facilities, in shower room and a w.c.

This property truly must be viewed to appreciate what is on offer and a swift viewing is highly recommended.

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

**SITTING ROOM**  
13'10" x 14'7" (4.22m x 4.45m)

**W.C**  
2'11" x 6'4" (0.89m x 1.93m)

**DINING ROOM**  
10'10" x 11' (3.30m x 3.35m)

**LOUNGE**  
13'7" x 13'9" (4.14m x 4.19m)

**KITCHEN**  
13'10" x 14'3" (4.22m x 4.34m)

**BEDROOM ONE**  
12'9" x 12'0" (3.89m x 3.66m)

**ENSUITE**  
6'4" x 5'3" (1.93m x 1.60m)

**BEDROOM TWO**  
13'10" x 10'11" (4.22m x 3.33m)

**BEDROOM THREE**  
13'10" x 10'1" (4.22m x 3.07m)

**W.C**

**BEDROOM FOUR**  
13'10" x 8'9" (4.22m x 2.67m)

**BATHROOM**  
8'3" x 8'5" (2.51m x 2.57m)

**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 C**

**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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
EU Directive 2002/91/EC England & Wales	



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

