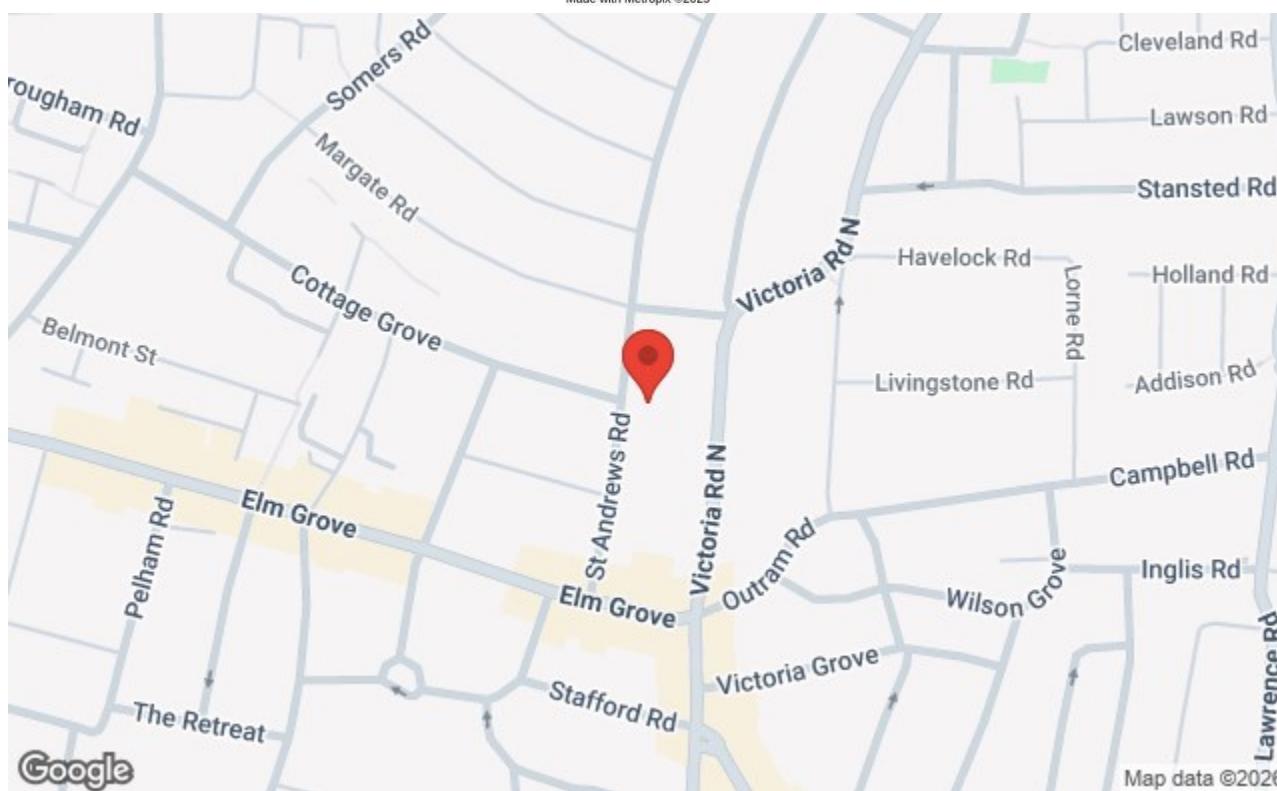


TOTAL FLOOR AREA : 2690 sq.ft. (249.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



£600,000

FOR  
SALE

St. Andrews Road, Southsea PO5 1ET

bernards  
THE ESTATE AGENTS



6



3



2

## HIGHLIGHTS

- LARGE SOUTHSEA RESIDENCE
- 5/6 BEDROOMS
- FAMILY HOME OR INVESTMENT
- PREVIOUSLY HMO
- POPULAR LOCATION
- SET OVER 3 FLOORS
- FLEXIBLE ACCOMMODATION
- LOVELY GARDEN
- ORIGINAL FEATURES
- CALL TO VIEW

\*\* SOUTHSSEA RESIDENCE  
OFFERING EITHER A LARGE  
FAMILY HOME OR SUPERB  
INVESTMENT \*\*

We are delighted to bring to market a property that offers something a little bit different! The property is currently set up as a ground floor 1 bedroom garden apartment with a 5 bedroom investment over the top two floors. Previously HMO licensed for many years, the current owner occupies the ground floor property with a separate entrance at the front of the

building for the rooms above.

There is the opportunity to continue to use the property in its current format or take the property back to its original roots and create a wonderful 3 storey family home to be enjoyed for years to come. This really is the true definition of flexible accommodation and whether you are looking for a home to add your stamp on or a great investment, this home in St Andrews Road simply has to be viewed!

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



# PROPERTY INFORMATION

## CELLAR

## GROUND FLOOR

### RECEPTION ROOM 1

19'3" x 14'1" (5.87m" x 4.29m")

### BEDROOM

14'3" x 14'1" (4.34m" x 4.29m")

### RECEPTION ROOM 2

13'4" x 11'6" (4.06m" x 3.51m")

## BATHROOM

### KITCHEN

10'6" x 8'10" (3.20m" x 2.69m")

### LEAN TO

9'8" x 6'6" (2.95m" x 1.98m")

## FIRST FLOOR

### BEDROOM

19'1" x 14'1" (5.82m" x 4.29m")

### BEDROOM

14'4" x 14'1" (4.37m" x 4.29m")

### BEDROOM

12'8" x 11'5" (3.86m" x 3.48m")

### KITCHEN

8'9" x 7'11" (2.67m" x 2.41m")

## BATHROOM

## WC

## SECOND FLOOR

### BEDROOM

15'8" x 14'1" (4.78m" x 4.29m")

### BEDROOM

14'6" x 14'2" (4.42m" x 4.32m")

### KITCHEN

12'9" x 11'6" (3.89m" x 3.51m")

## BATHROOM

## WC

## 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 E

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F	64	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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