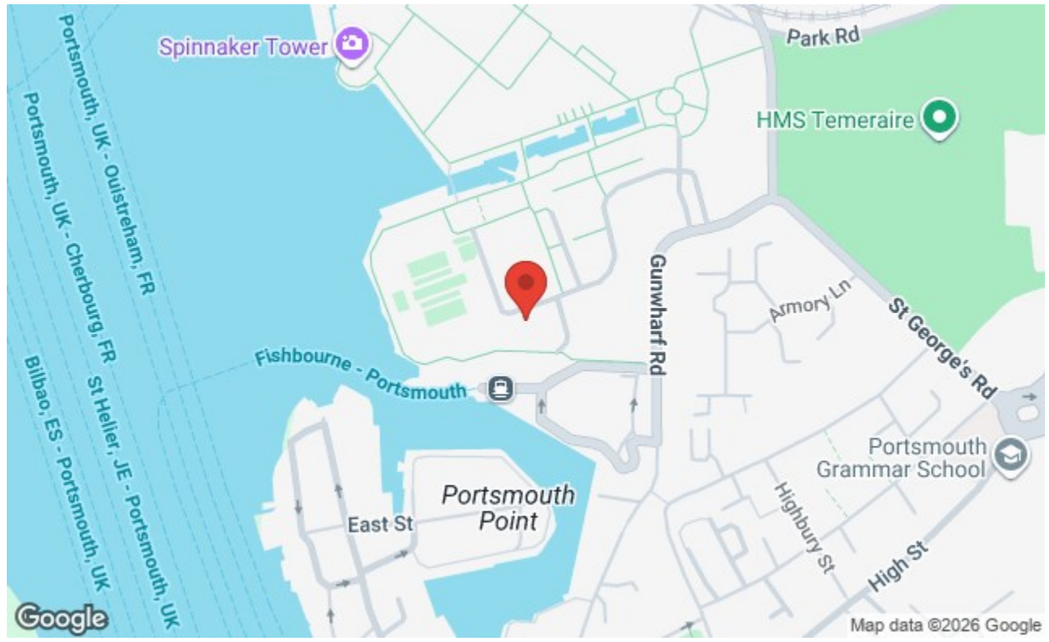


Total floor area: 159.4 sq.m. (1,716 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Asking Price £725,000

Perseus Terrace, Portsmouth PO1 3TG

bernards THE ESTATE AGENTS



4 3 2

HIGHLIGHTS

- FOUR BEDROOM
- LARGE TERRACED HOUSE
- CHAIN FREE
- GARAGE & DRIVEWAY
- OVER THREE FLOORS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/ DINING
- LOCATED IN GUNWHARF QUAYS
- SHORT WALK TO SEAFRONT
- CALL TO VIEW

We are delighted to bring to market this splendid four-bedroom, three bath townhouse on Perseus Terrace offering a perfect blend of modern living and convenience. The property is offered chain-free and benefits from a garage and a driveway, a rare find in Southsea!

This property is thoughtfully arranged over three floors and upon entering, you are greeted by an open-plan kitchen and dining area, ideal for family gatherings or entertaining guests. The ground floor also features a convenient W/C and access to the garage, ensuring practicality in everyday living. Ascending to the first floor, you will find a spacious living room that invites natural light, along with the master bedroom complete with an ensuite bathroom.

The second floor accommodates three additional bedrooms, including a generously sized double room with its own ensuite, alongside another double bedroom and a single room that could serve as an office. A well-appointed family bathroom completes this level, catering to the needs of a busy household.

The location is truly exceptional, situated in the heart of Gunwharf Quays, where you can enjoy easy access to shops, bars, and restaurants. Furthermore, the seafront is just a short stroll away, along with excellent transport links, ensuring that you are well-connected to the wider area. There is an annual maintenance charge of £875.30pa.

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.

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 G

LEASEHOLD INFORMATION
Management Company: Dack Service Charge: £875.30pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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 / Leasehold - delete as applicable

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.

GROUND FLOOR

KITCHEN/ DINING ROOM
16'11" x 14'10" (5.18 x 4.53)

W/C

GARAGE
20'8" x 8'11" (6.30 x 2.73)

FIRST FLOOR

SITTING ROOM
16'11" x 14'10" (5.18 x 4.54)

BEDROOM ONE
17'0" x 11'3" (5.20 x 3.45)

EN SUITE
8'11" x 7'0" (2.73 x 2.15)

SECOND FLOOR

BEDROOM TWO
17'0" x 11'1" (5.20 x 3.38)

EN SUITE
7'8" x 4'11" (2.36 x 1.50)

BEDROOM THREE
14'3" x 8'10" (4.36 x 2.70)

BEDROOM FOUR
10'3" x 7'6" (3.14 x 2.30)

BATHROOM
7'6" x 5'1" (2.30 x 1.55)









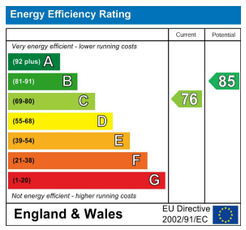












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