

Basement
Floor area 12.3 sq.m. (132 sq.ft.)

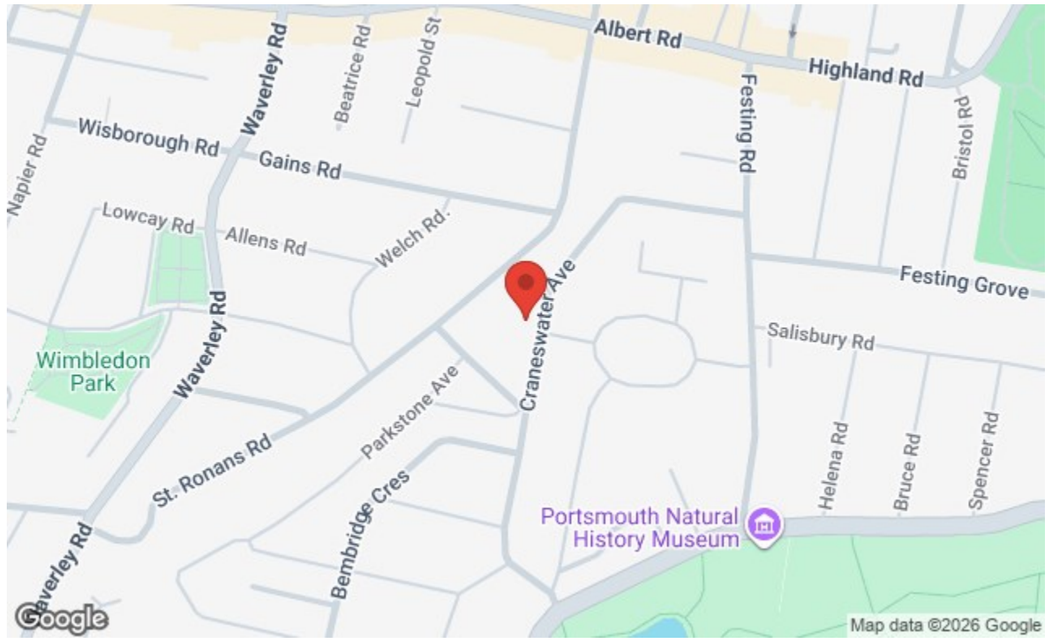
Ground Floor
Floor area 103.8 sq.m. (1,117 sq.ft.)

First Floor
Floor area 65.3 sq.m. (703 sq.ft.)

Second Floor
Floor area 44.4 sq.m. (477 sq.ft.)

Total floor area: 225.7 sq.m. (2,429 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



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

FOR SALE

Offers In Excess Of £1,000,000

Craneswater Avenue, Southsea PO4 0PB



4 | 2 | 2

HIGHLIGHTS

- FANTASTIC FAMILY HOME
- DETACHED RESIDENCE
- 4/5 BEDROOMS
- EXTENDED ACCOMMODATION
- OPEN PLAN KITCHEN
- BI-FOLDS INTO GARDEN
- 2 BATHROOMS
- REQUESTED CRANESWATER LOCATION
- CLOSE TO SEAFRONT
- CALL TO VIEW

** EXCEPTIONAL DETACHED RESIDENCE IN HEART OF CRANESWATER, MOMENTS FROM CANOE LAKE AND SEAFRONT **

We are thrilled to bring to market this fabulous detached home in Craneswater Avenue. Nestled in one of the most popular locations locally, this large home has been lovingly transformed and updated in recent homes to create a stunning home that will make you the envy of many.

On the ground floor you will find 2 generous reception rooms, operating as a lounge and family room respectively, giving you great flexibility in how you use the space. The real heart of the home is the open plan kitchen diner space with bi-folds into the lovely low maintenance rear garden.

On the upper floors you will find 4/5 bedrooms with recently updated 4 piece bathroom suite and family shower room that are a joy to behold. The finish throughout is meticulous and well thought out in creating a home that fits modern living.

The location as mentioned is hugely desired with it being a short stroll to Canoe Lake, The Promenade and Southsea Common to enjoy all that is on offer. A brilliant home that is sure to attract many.

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

PROPERTY INFORMATION

BASEMENT
9'4" x 9'3" (2.87 x 2.84)

GROUND FLOOR

SITTING ROOM
18'11" x 13'10" (5.79 x 4.24)

FAMILY ROOM
13'10" x 12'11" (4.24 x 3.96)

KITCHEN / BREAKFAST ROOM
24'2" x 22'2" (7.37 x 6.78)

WC

FIRST FLOOR

BEDROOM 1
19'3" x 13'10" (5.87 x 4.24)

BEDROOM 2
13'10" x 12'11" (4.24 x 3.94)

FAMILY BATHROOM
9'11" x 8'10" (3.03 x 2.71)

SHOWER ROOM
9'3" x 6'1" (2.83 x 1.86)

SECOND FLOOR

BEDROOM 3
14'0" x 11'8" (4.27 x 3.56)

BEDROOM 4
10'11" x 9'10" (3.35 x 3.02)

LOFT ROOM OFF BEDROOM 4
14'11" x 8'7" (4.55 x 2.64)

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 F
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!



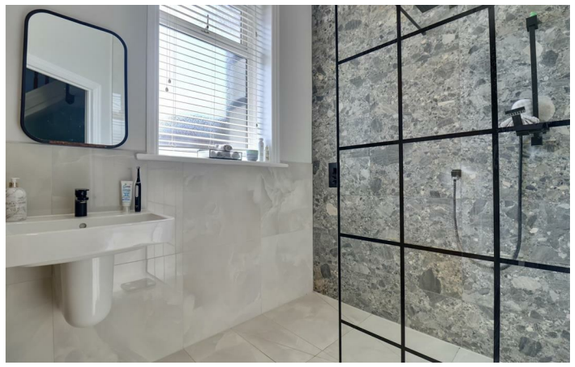






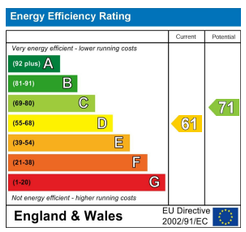












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