£750,000

Broad Street, Hampshire PO1 2JE

bernards
THE ESTATE AGENTS

4 3 1



HIGHLIGHTS

- EXCEPTIONAL TOWN HOUSE
- OLD PORTSMOUTH LOCATION
- 4 BEDROOMS
- 3 BATHROOMS
- STUNNING VIEWS
- BERTH
- GARAGE & PARKING
- UTILITY ROOM
- LOVELY CONDITION
- CALL TO VIEW

** SUPERB TOWNHOUSE OFFERING FAR REACHING VIEWS INTO THE SOLENT WITH BERTH **

This exceptional 4 bedroom townhouse is located in Old Portsmouth close to the entrance of Portsmouth Harbour. The property overlooks one of the city's oldest historical areas, with extensive views directly across the Solent to the Isle of Wight.

Cafes, bars and restaurants are on the doorstep, and it's a short walk to the award-winning Gunwharf Quays, the Spinnaker Tower and Portsmouth Harbour mainline station, with frequent trains to London.

The house comes with its own 12m berth in Camber Dock, directly behind the property, with 24-hour access at all tides and just 10 to 15 minutes into the Solent. A garage and off-road parking are also included, a rare find in this part of the city.

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











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PROPERTY INFORMATION

GROUND FLOOR

WC / STORAGE CUPBOARD

UTILITY

GARAGE

FIRST FLOOR

SITTING ROOM
16'4" x 15'3" (4.98m" x 4.65m")

DINING ROOM
11'1" x 8'7" (3.38m" x 2.62m")

KITCHEN
13'7" x 7'5" (4.14m" x 2.26m")

SECOND FLOOR

BEDROOM 1
15'3" x 9'11" (4.65m" x 3.02m")

EN-SUITE BATHROOM

BEDROOM 3

EN-SUITE SHOWER ROOM

THIRD FLOOR

BEDROOM 4
10'3" x 8'6" (3.12m" x 2.59m")

SHOWER ROOM

BEDROOM 2
15'3" x 11'0" (4.65m" x 3.35m")

BALCONY

GARAGE AND PARKING

BERTH
Rented from PCC currently at £917 per quarter with lease until 2030

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
BAND F

Leasehold Information
Management Company : Lease Length : 111 years Ground Rent : £200 per annum Service Charge : £150 per annum
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
Leasehold

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.

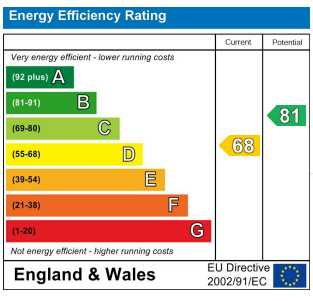
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!











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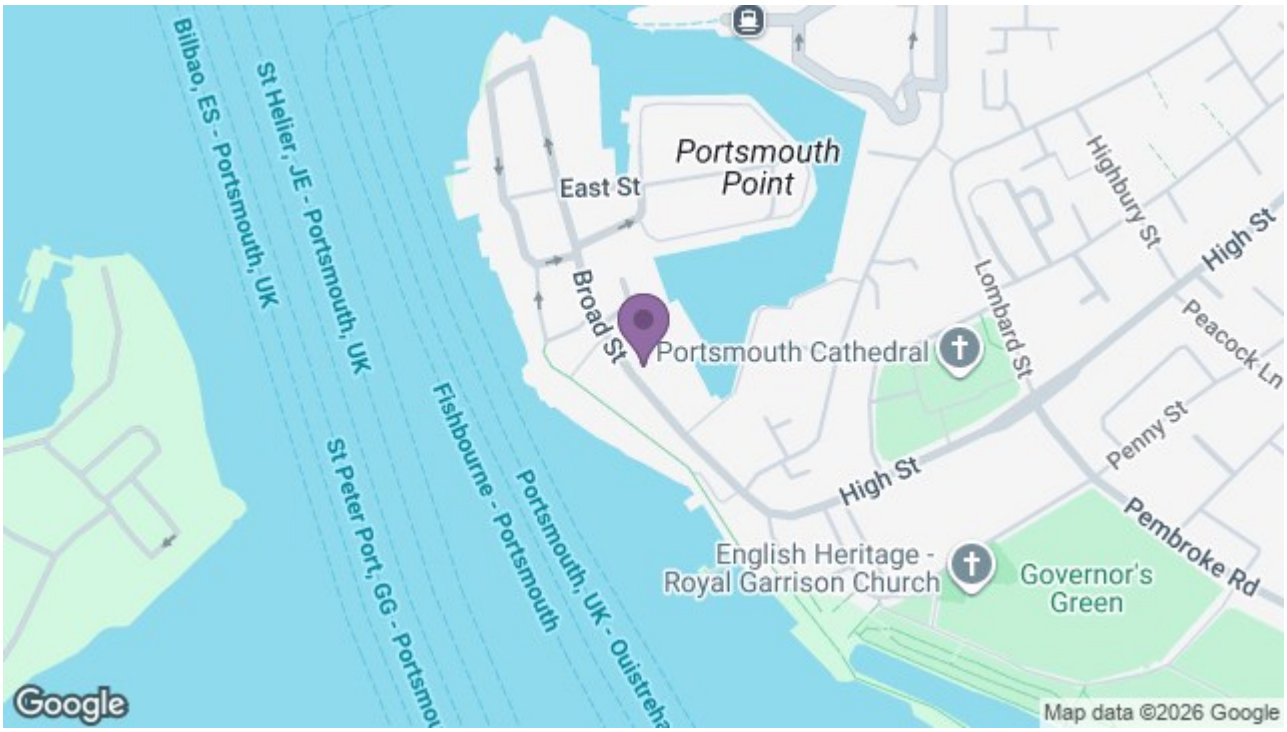

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