

£550,000

Great Southsea Street, Southsea PO5
3BY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CHARMING TOWNHOUSE
- ❖ 4 BEDROOMS
- ❖ OPEN PLAN LIVING SPACE
- ❖ SET OVER 4 FLOORS
- ❖ 2 BATHROOMS
- ❖ USABLE BASEMENT
- ❖ GARAGE AT REAR
- ❖ CONSERVATION AREA
- ❖ WALKING DISTANCE TO SEA
- ❖ CALL TO VIEW

**** CHARACTER AND CHARM IN ABUNDANCE AT THIS TOWNHOUSE IN ONE OF SOUTHSEA'S POPULAR CONSERVATION AREAS ****

We are delighted to bring to market this wonderful townhouse in Great Southsea Street. Offering flexible accommodation over 4 floors, this attractive property in a highly desired pocket of Southsea is a joy to behold and has a GARAGE on hand, a real rarity in this location.

The layout offers significant choice to a couple or family with 4 bedrooms over the top two floors, as well as a family bathroom and shower room. A nice open plan lounge / diner arrangement is complimented by a kitchen with additional utility

space for appliances. There is a great size basement floor, ideal for a home office or hobby room, making this a generous home on all counts. A paved low maintenance garden completes your available space to use.

The location is highly desired with homes on this road rarely available and always popular. In the heart of Southsea's characterful streets, there is a plethora of local bars, restaurants, cafes and boutique shops at your disposal. The common and seafront are moments away as well so this home is likely to have a lot of early interest.

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





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PROPERTY INFORMATION

BASEMENT ROOM / STUDY
14'0" x 9'9" max (4.27m x 2.97m max)

GROUND FLOOR

LOUNGE
14'2" x 12'0" (4.32m x 3.66m")

DINING ROOM
13'10" x 9'11" (4.22m x 3.02m")

KITCHEN
11'7" x 7'8" (3.53m x 2.34m")

WC

FIRST FLOOR

BEDROOM 1
17'5" x 12'1" (5.31m x 3.68m")

BEDROOM 2
10'9" x 8'8" (3.28m x 2.64m")

UTILITY ROOM
7'3" x 4'5" (2.21m x 1.35m")

BATHROOM
11'1" x 7'0" (3.38m x 2.13m")

SECOND FLOOR

BEDROOM 3
17'7" x 10'4" max (5.36m x 3.15m max)

BEDROOM 4
10'9" x 12'0" max (3.28m x 3.66m max)

SHOWER ROOM
8'5" x 2'10" (2.57m x 0.86m")

REAR GARDEN

GARAGE

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 D
BAND D

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.

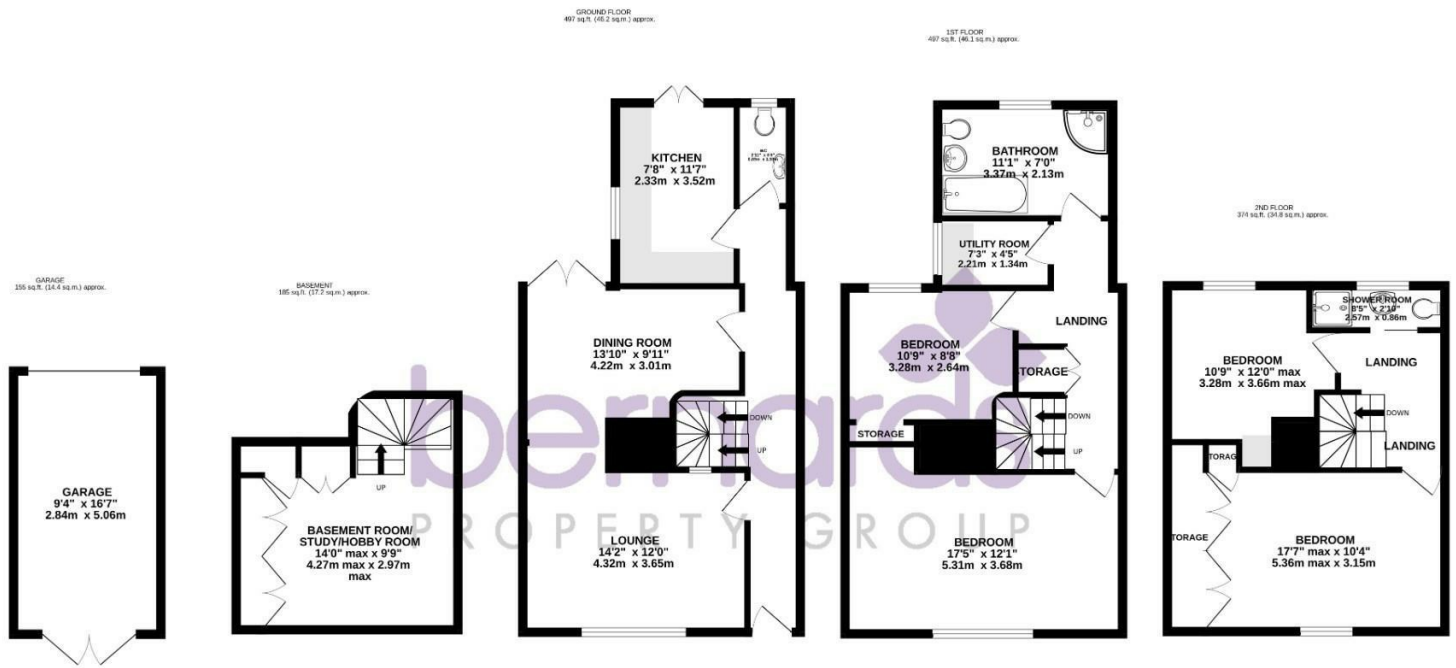
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

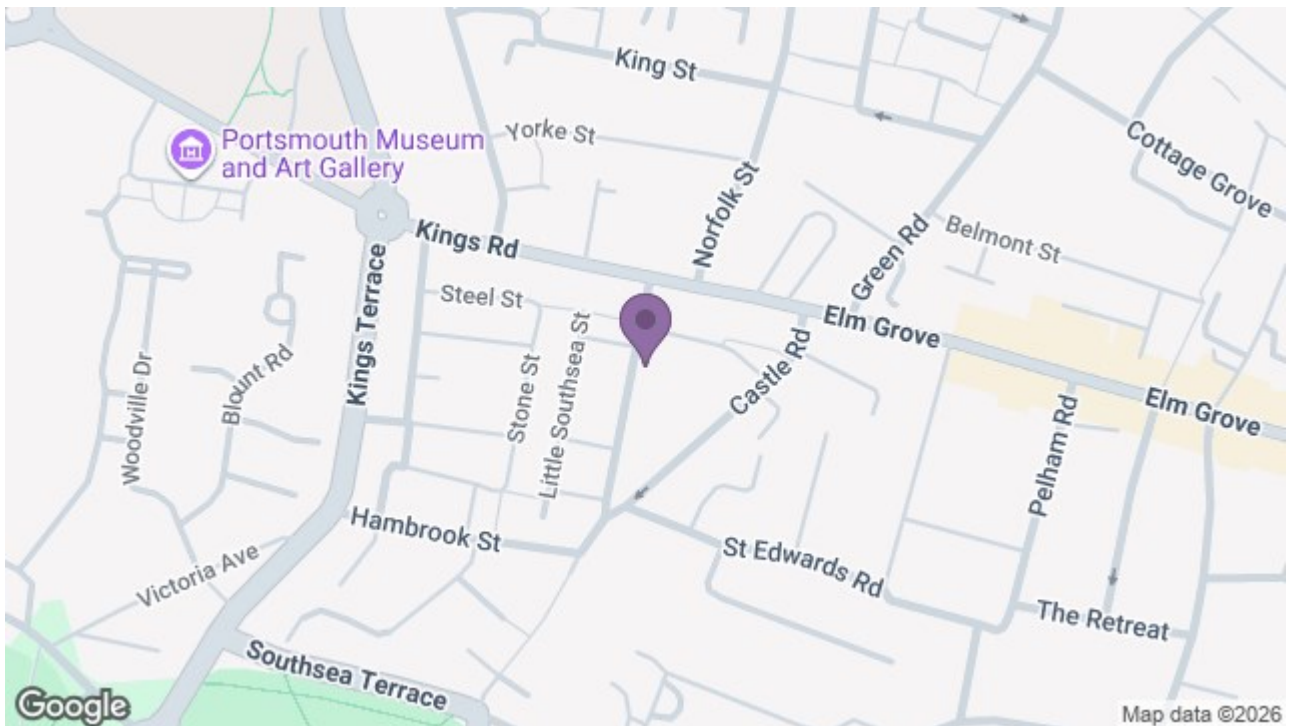




TOTAL FLOOR AREA : 1708 sq.ft. (158.7 sq.m.) approx.

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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