

£625,000

Nelson Road, Southsea PO5 2DQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR STOREY TOWNHOUSE
- ❖ OFF-ROAD PARKING
- ❖ 3/4 BEDROOMS
- ❖ ROOF TERRACE
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS WC
- ❖ EN-SUITE TO MASTER
- ❖ SOUGHT AFTER LOCATION
- ❖ WEST FACING GARDEN
- ❖ A MUST VIEW

PRIVATE GARDEN AND ROOF TERRACE \*\*  
ALLOCATED PARKING \*\* GATED  
DEVELOPMENT \*\*

Situated a stone's throw away from Palmerston Road, this modern townhouse in the gated development of 'Admirals Square' benefits from OFF-ROAD PARKING, a ROOF TERRACE in addition to a wrap-around walled garden and a wealth of living accommodation over four spacious floors. This property is one of two 'book end' styles within the development and occupies the largest corner plot.

Presented in a clean, fresh style this home is ready for any new owner having been tastefully updated, including a beautiful kitchen/family

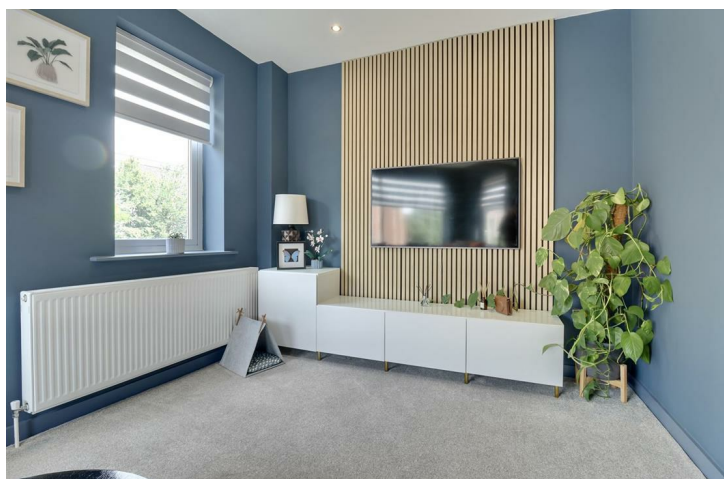
space..

The accommodation continues with a utility room and cloakroom on the ground floor; lounge, family bathroom and bedroom three on the first floor; master bedroom with en-suite and bedroom two on the second floor and finally on the third floor a studio/study or fourth bedroom and access to the roof terrace which has views across the City and of the Spinnaker Tower.

The property is offered CHAIN FREE and we urge an internal viewing at the earliest opportunity

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





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# PROPERTY INFORMATION

## ENTRANCE HALL

## UTILITY ROOM

11' x 5'5" (3.35m x 1.65m)

## KITCHEN/DINER

21'11" x 17'8" max (6.68m x 5.38m max)

## W.C

5'10" x 2'3" (1.78m x 0.69m)

## FIRST FLOOR

## LOUNGE

13'10" x 10'2" (4.22m x 3.10m)

## BEDROOM

13'9" x 9'4" (4.19m x 2.84m)

## BATHROOM

6'3" x 6'8" (1.91m x 2.03m)

## SECOND FLOOR

## BEDROOM

13'10" x 10'3" (4.22m x 3.12m)

## ENSUITE

6'4" x 6'8" (1.93m x 2.03m)

## THIRD FLOOR

## BEDROOM

12' x 10'9" (3.66m x 3.28m)

## 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

## 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.

## Property Tenure

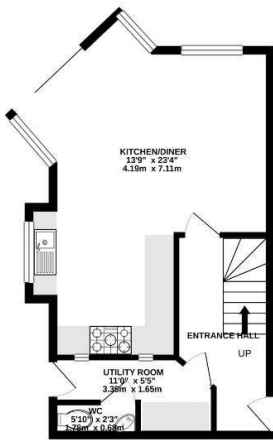
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		
EU Directive 2002/91/EC		

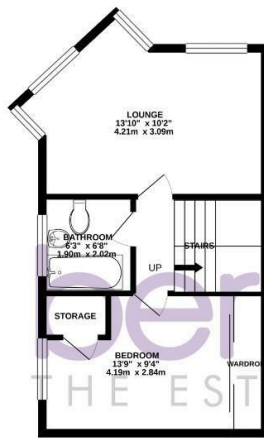
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GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



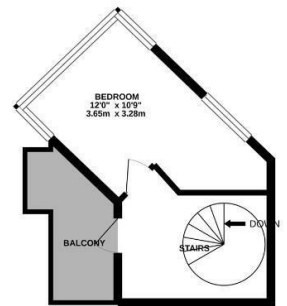
1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



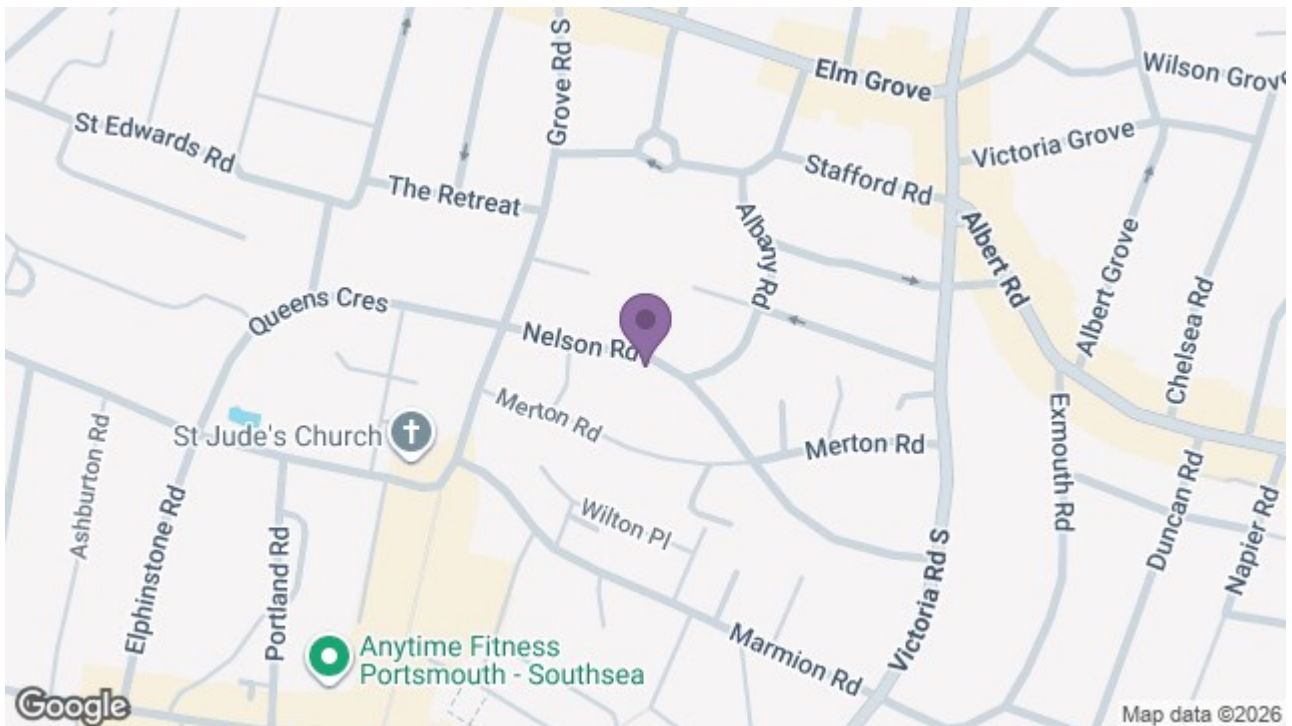
3RD FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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