

£425,000

Mountbatten Square, Southsea PO4
9XY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ WALKING DISTANCE TO BEACH
- ◆ CHAIN FREE
- ◆ HIGHLY DESIRED FORMER BARRACKS
- ◆ 3 BEDROOMS (MASTER EN-SUITE)
- ◆ OFF ROAD PARKING
- ◆ INTEGRAL GARAGE
- ◆ COMMUNAL TENNIS COURT
- ◆ BEAUTIFUL COMMUNAL AREAS
- ◆ TRANQUIL PRIVATE GARDEN
- ◆ EXCLUSIVE PRESTIGIOUS SETTING

****CHAIN-FREE OPPORTUNITY IN EXCLUSIVE ROYAL MARINE BARRACKS DEVELOPMENT****

We are delighted to bring to market this chain-free and lovely spacious home, situated on Mountbatten Square; tucked away at the end of this highly sought-after private estate. The historically-significant former Royal Marine Barracks were developed into stunning squares with landscaped communal gardens and a group of beautiful, light and welcoming homes.

After pulling onto your own drive, you will find an integral garage which can be used as is or potentially a home gym, office or even media room. There is a generous, light-filled conservatory at the rear, behind the bright living / dining room, which spans the full width of the house. As well as the kitchen and a large cloak cupboard, there is a

downstairs WC. Elegant wooden floorboards line the hall and living rooms. The rear garden is a real sun-trap, and a charming space to dine al-fresco.

On the first floor you will find three good-sized bedrooms, the master has an ensuite, and there is a separate family bathroom. Fitted wardrobes provide excellent storage in the two larger bedrooms. There is also an airing cupboard for linens, and then a generous loft spans the width of the house offering plentiful storage.

The prime location is outstanding - you have the convenience of walking to the beach, yet accessing it directly via your exclusive estate's manicured communal gardens, just past the communal tennis court. There is a wonderful neighbourhood feel here; residents enjoy the privacy and tranquility of Mountbatten Square. We highly recommend early viewing.

Call today to arrange a viewing

02392 864 974

www.bernardsea.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

INTEGRAL GARAGE

16'6" x 8'2" (5.03m" x 2.49m")

KITCHEN

12'8" x 6'9" (3.86m" x 2.06m")

WC

LIVING / DINING ROOM

19'5" x 10'11" (5.92m" x 3.33m")

CONSERVATORY

11'0" x 11'10" (3.35m" x 3.61m")

FIRST FLOOR

BEDROOM 1

13'3" x 9'6" (4.04m" x 2.90m")

EN-SUITE SHOWER ROOM

9'4" x 5'10" (2.84m" x 1.78m")

BEDROOM 2

11'3" x 10'8" (3.43m" x 3.25m")

BEDROOM 3

11'3" x 8'8" (3.43m" x 2.64m")

BATHROOM

6'9" x 6'4" (2.06m" x 1.93m")

REAR GARDEN

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 E

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

Leasehold Information

Management Company : Lease Length : CIRCA 968 YEARS REMAIN Ground Rent : N/A Service Charge : £533.89 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 with Share of 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!



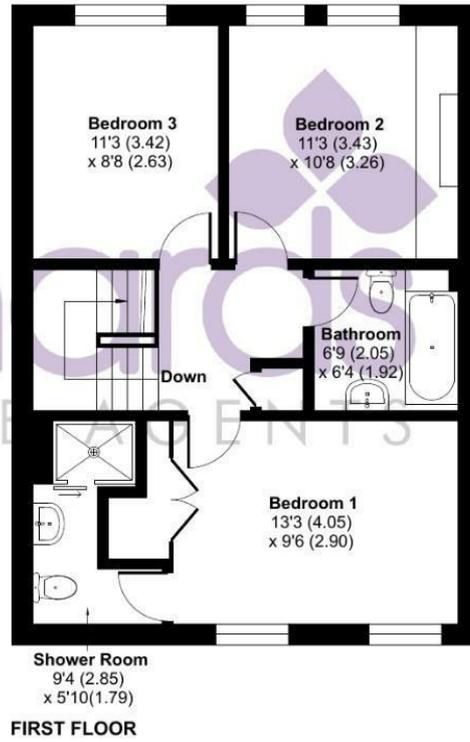
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 74 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



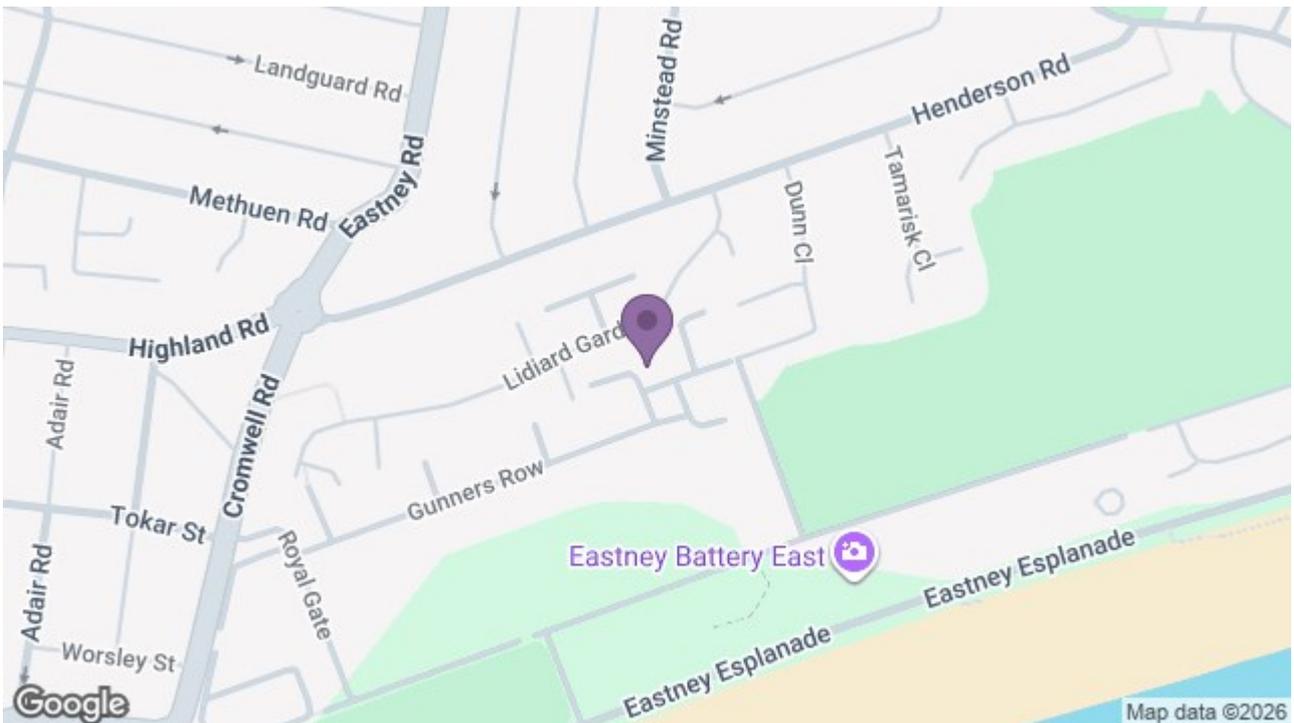
Mountbatten Square, Southsea, PO4

Approximate Area = 1307 sq ft / 121.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1431423



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

