

FOR SALE

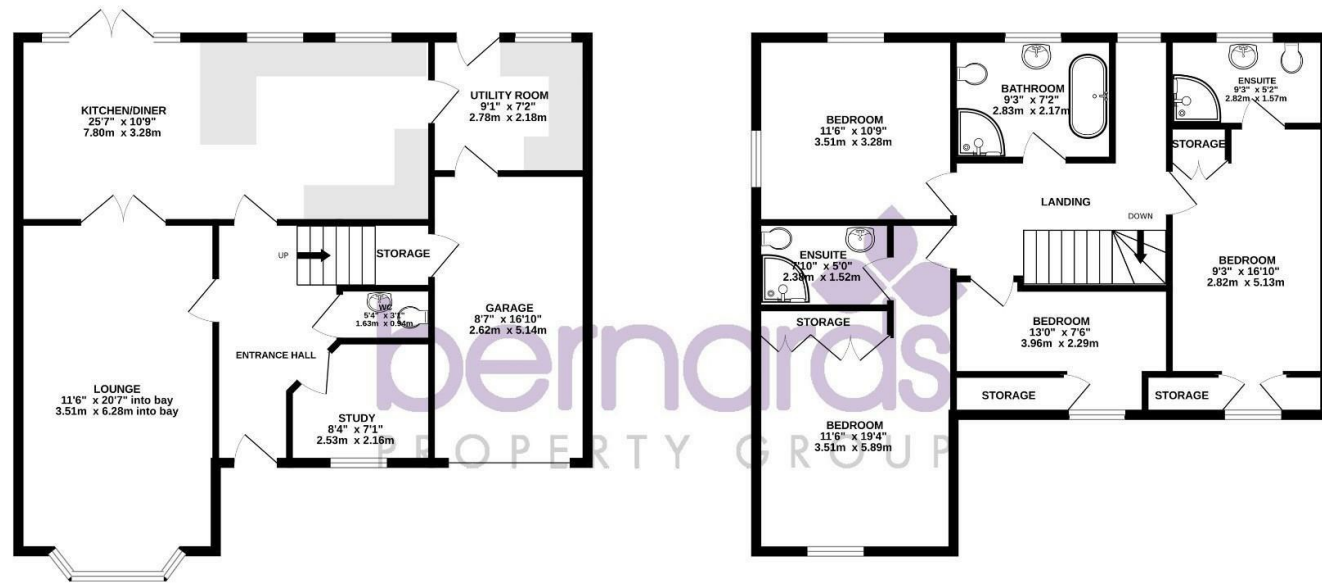
Offers In Excess Of £1,000,000

Craneswater Park, Southsea PO4 0NP

bernards THE ESTATE AGENTS

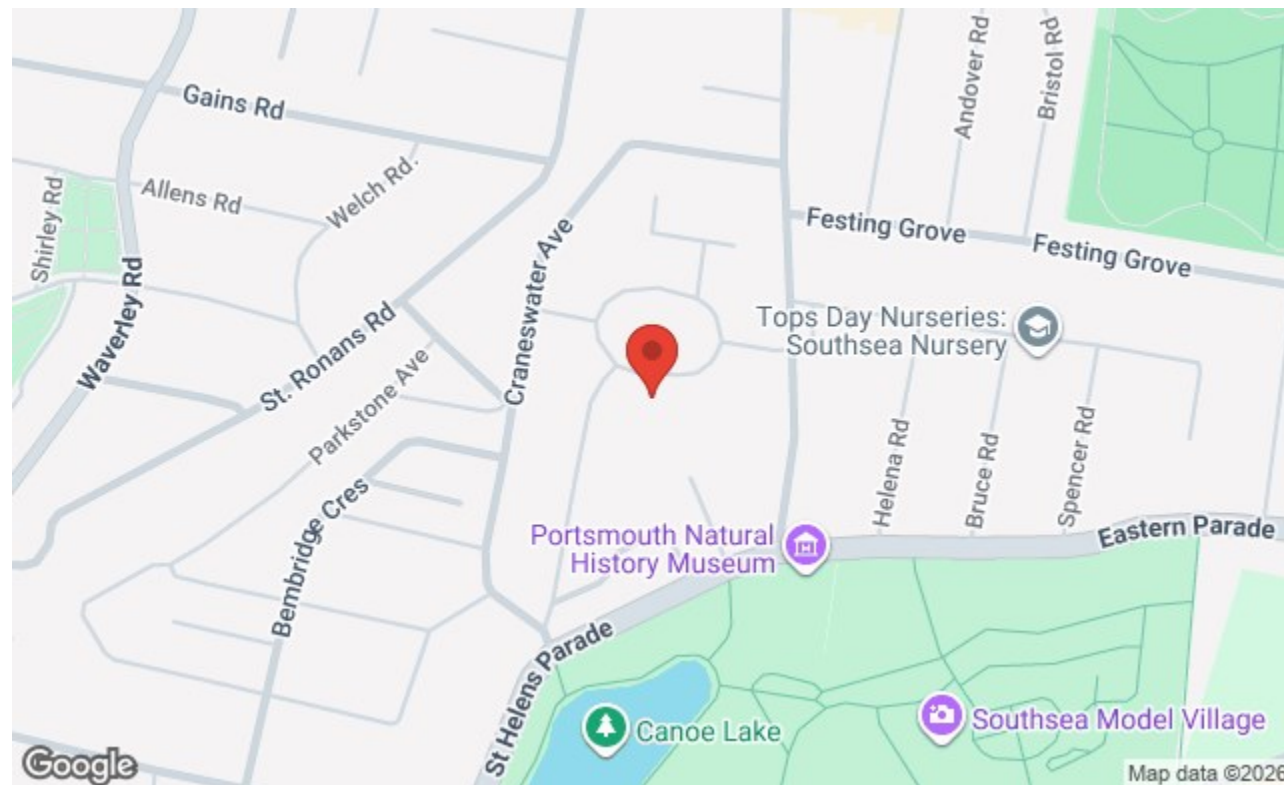
GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.2 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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### HIGHLIGHTS

- ❖ DETACHED SOUTHSEA RESIDENCE
- ❖ REQUESTED CRANESWATER LOCATION
- ❖ 4 DOUBLE BEDROOMS
- ❖ 2 EN SUITE BATHROOMS
- ❖ ADDITIONAL BATHROOM
- ❖ INTEGRAL GARAGE AND PARKING
- ❖ PRIVATE GATED HOME
- ❖ OPEN PLAN LIVING INTO GARDEN
- ❖ NO ONWARD CHAIN
- ❖ PERFECT FAMILY HOME

**\*\* SUPERB DETACHED RESIDENCE SITUATED IN REQUESTED CRANESWATER PARK LOCATION MOMENTS FROM SEAFRONT \*\***

We are thrilled to bring to market this executive detached home nestled in Craneswater Park. Offering spacious accommodation behind a private gated driveway, this property is offered with no onward chain and exudes space, light and flexible living in a hugely desired location.

On the ground floor you will find a generous lounge, study for those who work from home, open plan kitchen / diner with large utility room and an

integral garage also on hand. On the first floor you will find 4 double bedrooms, 2 of which are serviced by en-suite facilities as well as a large family bathroom.

Outside the garden is low maintenance and the gated drive offers a private space for family vehicles. The location is fantastic with you being a short stroll to Canoe Lake, The Promenade and all that Southsea seafront has to offer. This is a unique and fantastic opportunity that is sure to attract much interest.

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



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



# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

20'7" x 11'6" (6.27m x 3.51m)

### KITCHEN / DINER

25'7" x 10'9" (7.80m x 3.28m)

### UTILITY

9'1" x 7'2" (2.77m x 2.18m)

### STUDY

8'4" x 7'1" (2.54m x 2.16m)

### WC

### INTEGRAL GARAGE

16'10" x 8'7" (5.13m x 2.62m)

## FIRST FLOOR

### BEDROOM 1

19'4" x 11'6" (5.89m x 3.51m)

### EN-SUITE

7'10" x 5'0" (2.39m x 1.52m)

### BEDROOM 2

16'10" x 9'3" (5.13m x 2.82m)

### EN-SUITE

9'3" x 5'2" (2.82m x 1.57m)

### BEDROOM 3

11'6" x 10'9" (3.51m x 3.28m)

### BEDROOM 4

13'0" x 7'6" (3.96m x 2.29m)

### FAMILY BATHROOM

9'3" x 7'2" (2.82m x 2.18m)

### 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

**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			
(92-100)	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			
England & Wales		EU Directive 2002/91/EC	

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