

£750,000

Craneswater Park, Southsea PO4  
0NT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LARGE SOUTHSEA RESIDENCE
- ❖ 4 BEDROOMS
- ❖ GENEROUS PLOT
- ❖ ANNEXE / OUTBUILDING
- ❖ 2 BATHROOMS
- ❖ CRANESWATER LOCATION
- ❖ GOOD SIZE ROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ CLOSE TO SEAFRONT
- ❖ CALL TO VIEW

**\*\* LARGE SOUTHSEA RESIDENCE IN  
REQUESTED CRANESWATER LOCATION  
CLOSE TO SEAFRONT \*\***

We are thrilled to bring to market this large residential house situated in highly requested Craneswater Park. Offering accommodation over 3 floors, the primary residence consists of 4 generous bedrooms with the added benefit of a self contained ANNEXE situated in the rear garden, ideal for an extended family member or guests.

The downstairs accommodation consists of a good size lounge which open into a

dining area, ideal for entertaining. The ground floor offers a super sociable arrangement, perfect for a growing family who have a vibrant busy household. Over the top two floors you will find 4 bedrooms and 2 bathrooms, again ideal if you have a large family in tow.

One of the huge draws here is the large garden plot the home sits within, in particular the front garden accessed via the private gates. The location is also superb with you being a short stroll from Southsea seafront to enjoy all on offer, including the promenade, Canoe Lake and Southsea Common.

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





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

20'4" x 14'8" (6.20m" x 4.47m")

### DINING ROOM

17'8" x 9'7" (5.38m" x 2.92m")

### KITCHEN

18'4" x 12'2" (5.59m" x 3.71m")

### UTILITY / LEAN TO

### WC

## FIRST FLOOR

### BEDROOM 1

16'4" x 13'9" (4.98m" x 4.19m")

### BEDROOM 2

13'7" x 10'11" (4.14m" x 3.33m")

### BEDROOM 3

9'9" x 6'6" (2.97m" x 1.98m")

### BATHROOM

8'5" x 7'11" (2.57m" x 2.41m")

## SECOND FLOOR

### BEDROOM 4

17'6" x 16'6" (5.33m" x 5.03m")

### SHOWER ROOM

6'5" x 6'4" (1.96m" x 1.93m")

## OUTSIDE

### ANNEXE / OUTBUILDING

17'7" x 9'9" (5.36m" x 2.97m")

### SHOWER ROOM

### 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

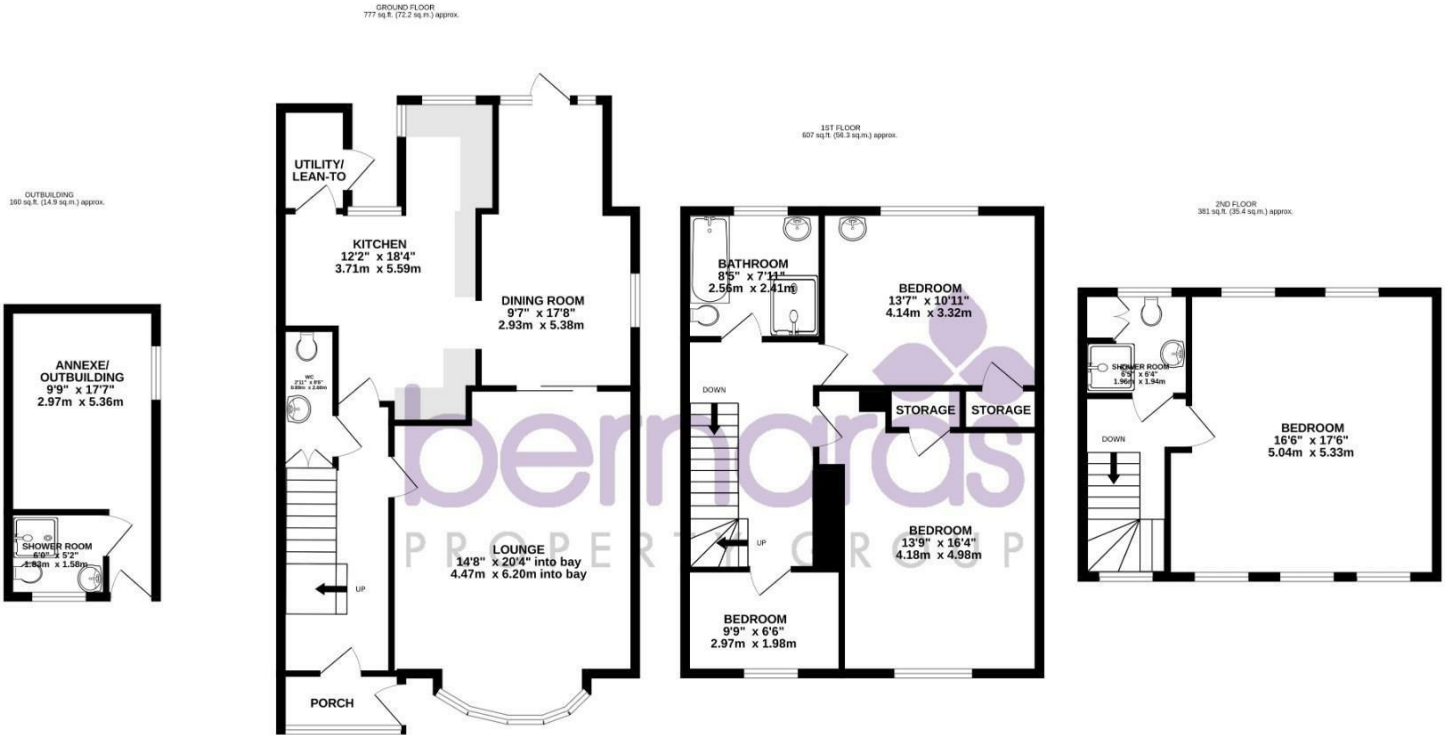
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

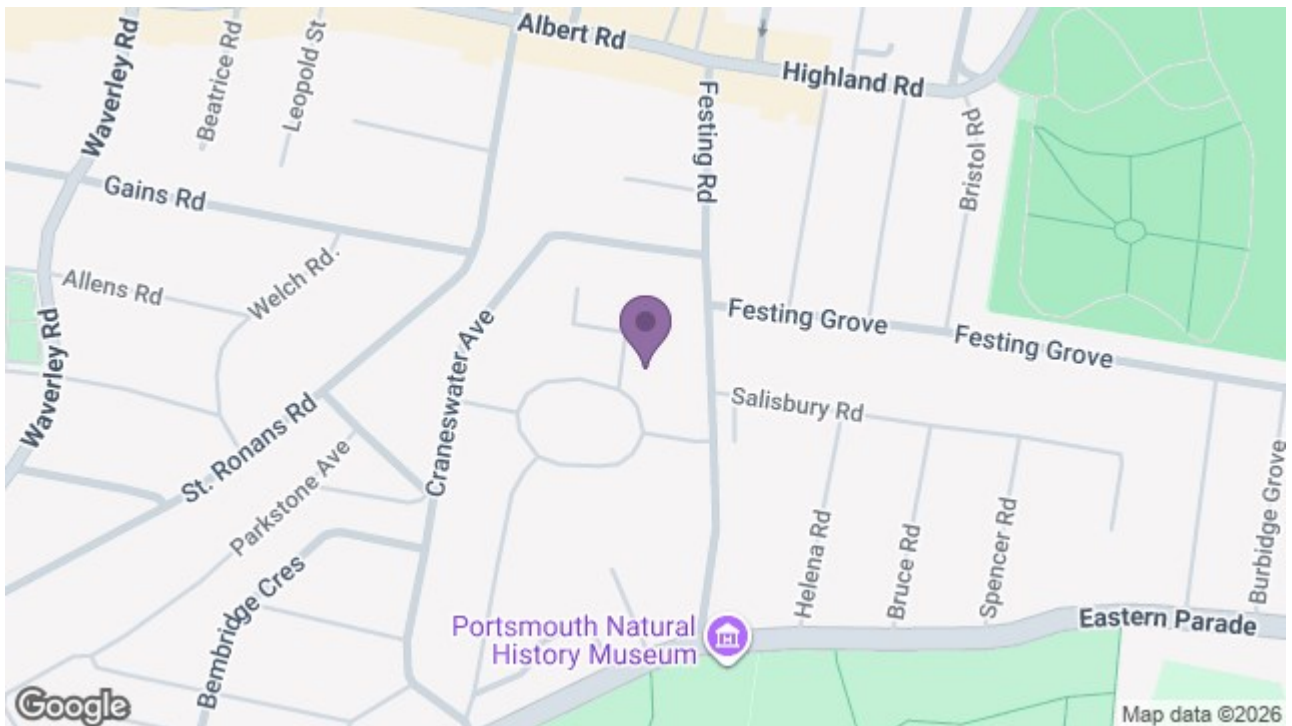




TOTAL FLOOR AREA : 1925 sq.ft. (178.8 sq.m.) approx.

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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