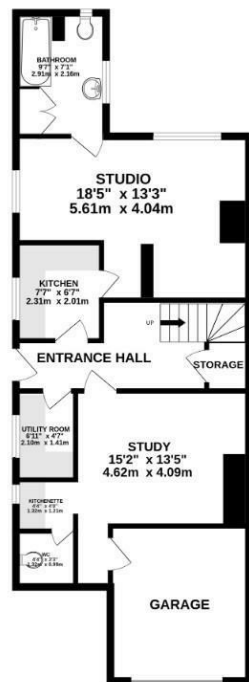
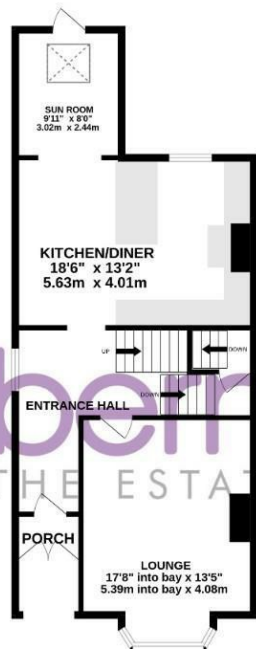


LOWER GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



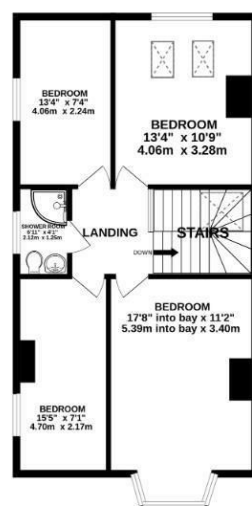
UPPER GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR
651 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 2800 sq.ft. (260.1 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
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FOR SALE

£675,000

Elphinstone Road, Southsea PO5 3HP

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THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ EXCEPTIONAL RESIDENCE
- ❖ SET OVER 4 FLOORS
- ❖ SELF CONTAINED STUDIO
- ❖ UP TO 6 BEDROOMS
- ❖ FLEXIBLE ACCOMMODATION
- ❖ INTEGRAL GARAGE
- ❖ PERIOD FEATURES
- ❖ IMPRESSIVE GARDEN SIZE
- ❖ MUST VIEW PROPERTY
- ❖ CENTRAL LOCATION

**** EXCEPTIONAL RESIDENCE IN PRIME CENTRAL SOUTHSEA LOCATION ****

This impressive and expansive home joins the market in the popular and central location of Elphinstone Road. With accommodation split over four floors, this home offers space, flexibility and period features that are symbolic with this type of Southsea property.

'Flexible accommodation' is often an overused phrase but couldn't be more apt with this property. With up to 6 rooms available as bedrooms and a studio apartment situated on the lower ground floor, this home lends itself to a multitude of buyer audiences.

As you step up to the property and enter, your first impression is hugely positive and the feeling of space is a theme that continues throughout. The kitchen / diner is a really sociable space that will be the scene for many a get together. There are currently two rooms being used as lounge areas, but with striking period features to be enjoyed.

The bedrooms are split over the top two floors with bathroom facilities on both floors. You have the added benefit of a good size garden for central Southsea and a garage space that whilst converted, could be taken back to it's original use. A truly wonderful opportunity that has to be viewed to be appreciated and one that needs an internal inspection at the earliest opportunity.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOWER GROUND FLOOR

STUDIO / KITCHEN / BATHROOM

STUDY

15'2" x 13'5" (4.62m" x 4.09m")

KITCHENETTE / UTILITY / WC

UPPER GROUND FLOOR

LOUNGE

17'8" x 13'5" (5.38m" x 4.09m")

KITCHEN / DINER

18'6" x 13'2" (5.64m" x 4.01m")

SUN ROOM

9'1" x 8'0" (2.77m" x 2.44m")

FIRST FLOOR

BEDROOM 1

17'11" x 13'7" (5.46m" x 4.14m")

BEDROOM 2

13'4" x 12'7" (4.06m" x 3.84m")

FAMILY BATHROOM

12'5" x 5'6" (3.78m" x 1.68m")

WC

SECOND FLOOR

BEDROOM 3

17'8" x 11'2" (5.38m" x 3.40m")

BEDROOM 4

13'4" x 10'9" (4.06m" x 3.28m")

BEDROOM 5

15'5" x 7'1" (4.70m" x 2.16m")

BEDROOM 6

13'4" x 7'4" (4.06m" x 2.24m")

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 E

Portsmouth City Council: Band E

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.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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