TOTAL FLOOR AREA : 2007 sq.ft. (186.5 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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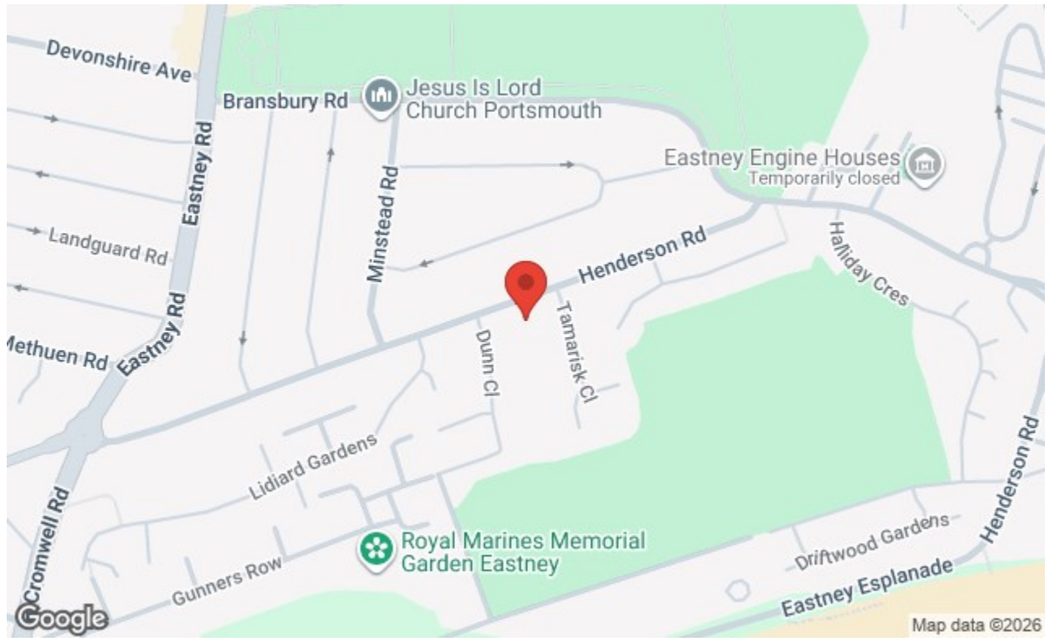

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£625,000

Henderson Road, Southsea PO4 9GD

bernards THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- UNIQUE CONVERTED TOWN HOUSE
- HISTORIC PROPERTY
- STUNNING THROUGHOUT
- TWO PARKING SPACES
- GRAND ENTRANCE HALL
- SOUTH FACING GARDEN
- THREE BEDROOMS
- ORIGINAL FEATURES
- EN-SUITE TO MASTER
- A MUST VIEW

** A RARE OPPORTUNITY IN EASTNEY **

We are delighted to present this unique converted town house located in a popular area on Henderson Road. The former Royal Marines Garrison Church converted in 1997 truly is a rare find that blends history with modern living.

This stunning accommodation spreads across four floors over 2,000 square ft of unique living space. Boasting three bedrooms, a striking mezzanine kitchen, quirky cinema room and an abundance of original character features - this home truly stands apart. With allocated parking for two cars and a large South facing garden, the property is complete internally with an en-suite, family bathroom and separate WC.

Grand Division Row is a private secluded development, comprising ten homes with mature trees and communal grounds. Located within a short walk of the seafront and direct access to Central London via Portsmouth & Southsea Train station. We strongly advise an internal viewing to fully all this property has to offer.

Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

LOUNGE/DINER
13'3" x 24'2" (4.06 x 7.39)

KITCHEN
13'3" x 22'8" (4.06 x 6.91)

BEDROOM
13'6" x 27'0" (4.14 x 8.24)

BEDROOM
13'3" x 11'10" (4.06 x 3.61)

BEDROOM
6'3" x 11'7" (1.93 x 3.55)

BATHROOM
6'9" x 8'7" (2.08 x 2.62)

ENSUITE
6'7" x 7'3" (2.01 x 2.21)

LANDING
13'3" x 17'1" (4.06 x 5.23)

WC
8'2" x 3'10" (2.50 x 1.17)

CINEMA ROOM
13'3" x 16'0" (4.06 x 4.88)

STORAGE/UTILITY
13'5" x 15'1" (4.11 x 4.60)

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

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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.

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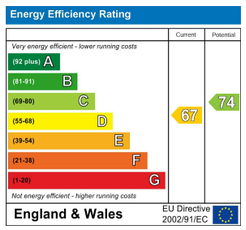
COUNCIL TAX BAND F
Portsmouth City Council: BAND F

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.



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