

£250,000

Middlesex Road, Southsea PO4 8EG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- OPEN PLAN LOUNGE DINER WITH EXCELLENT FLOW
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS. ONE ON EACH FLOOR
- WELL PROPORTIONED KITCHEN INTO LIVING SPACE
- GENEROUS REAR GARDEN
- INTERIOR LED LAYOUT, LARGER THAN EXPECTED
- LOCATION CLOSE TO BRANSBURY PARK
- ACCESS TO LOCAL SHOPS & SEAFRONT
- DEAL FIRST TIME BUYER PROPERTY
- CALL TO VIEW TODAY

A well-presented and deceptively spacious two-bedroom terraced home offering an open-plan layout and two full bathrooms, positioned in a popular residential pocket of Southsea close to Bransbury Park.

The ground floor is centred around a bright and generous open-plan lounge and dining space, which forms the real heart of the house and gives an immediate sense of space and flow. The kitchen is well proportioned and sits naturally off the living area, making the layout ideal for both everyday living and entertaining. A ground-floor shower room adds valuable flexibility.

Upstairs are two comfortable double bedrooms, along with a substantial first-floor bathroom.

Originally designed as a Jack and Jill arrangement, this space works equally well as a

family bathroom and is a notable bonus for the area.

Outside, the rear garden is well sized and benefits from good natural light throughout the day.

The location is a particular strength, with Bransbury Park nearby, local shops at the end of the road, and the seafront easily accessible. The property sits conveniently between Eastney and Southsea, offering access to amenities, green space and coastal walks.

This is a home that offers more than first impressions suggest, with its interior layout and two-bathroom arrangement setting it apart from many similar properties locally.

Call today to arrange a viewing

02392 864 974

www.bernardsea.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE / DINER

23'6" x 13'2" (7.16m" x 4.01m")

KITCHEN

14'1" x 9'6" (4.29m" x 2.90m")

BATHROOM

8'7" x 6'8" (2.62m" x 2.03m")

FIRST FLOOR

BEDROOM 1

12'9" x 10'2" (3.89m" x 3.10m")

BEDROOM 2

10'9" x 8'7" max (3.28m" x 2.62m" max)

EN-SUITE

10'5" x 5'11" (3.18m" x 1.80m")

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 B

BAND B

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.

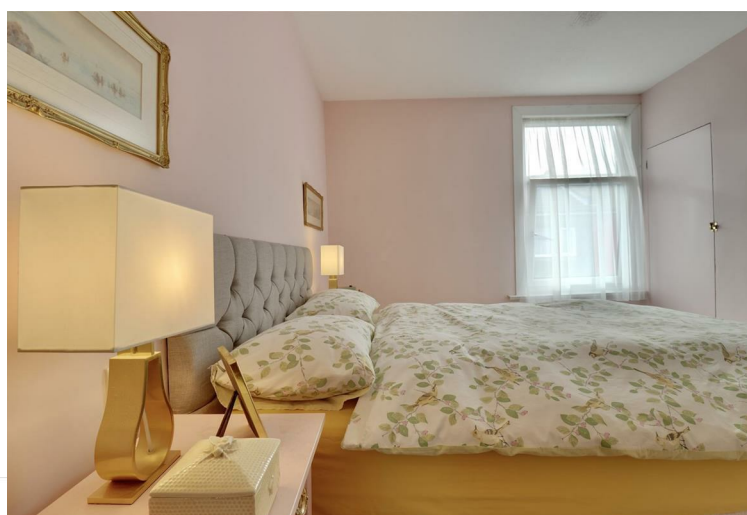
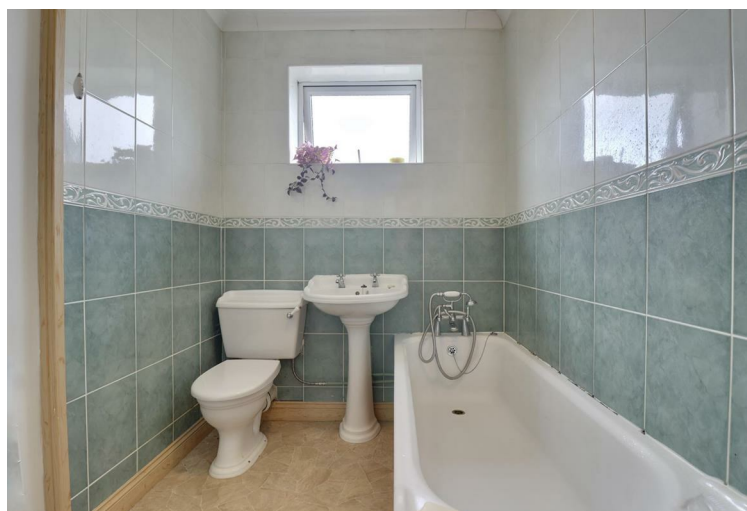
Solicitor

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.

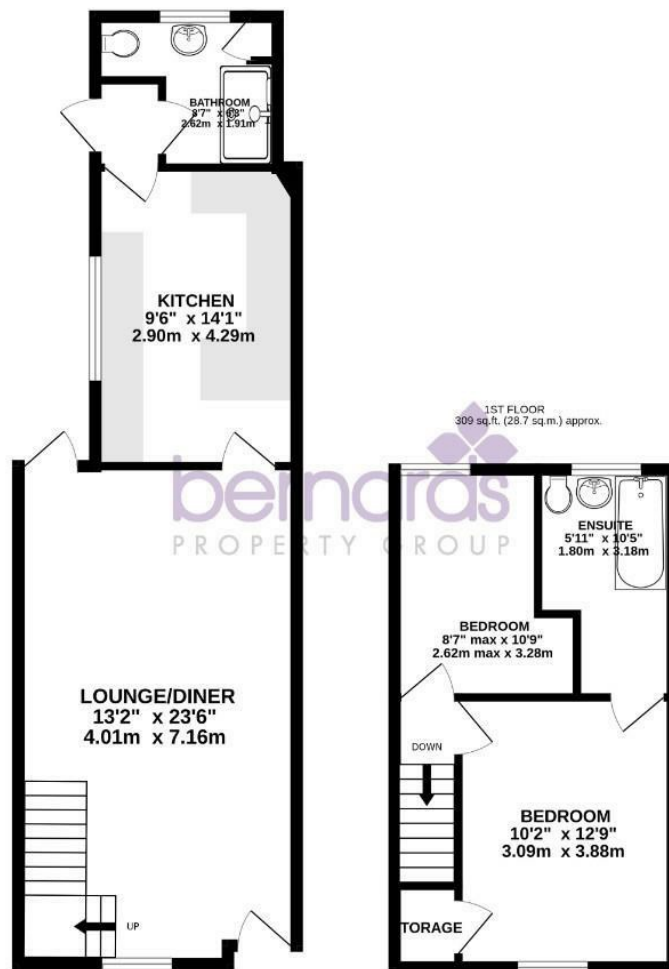
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

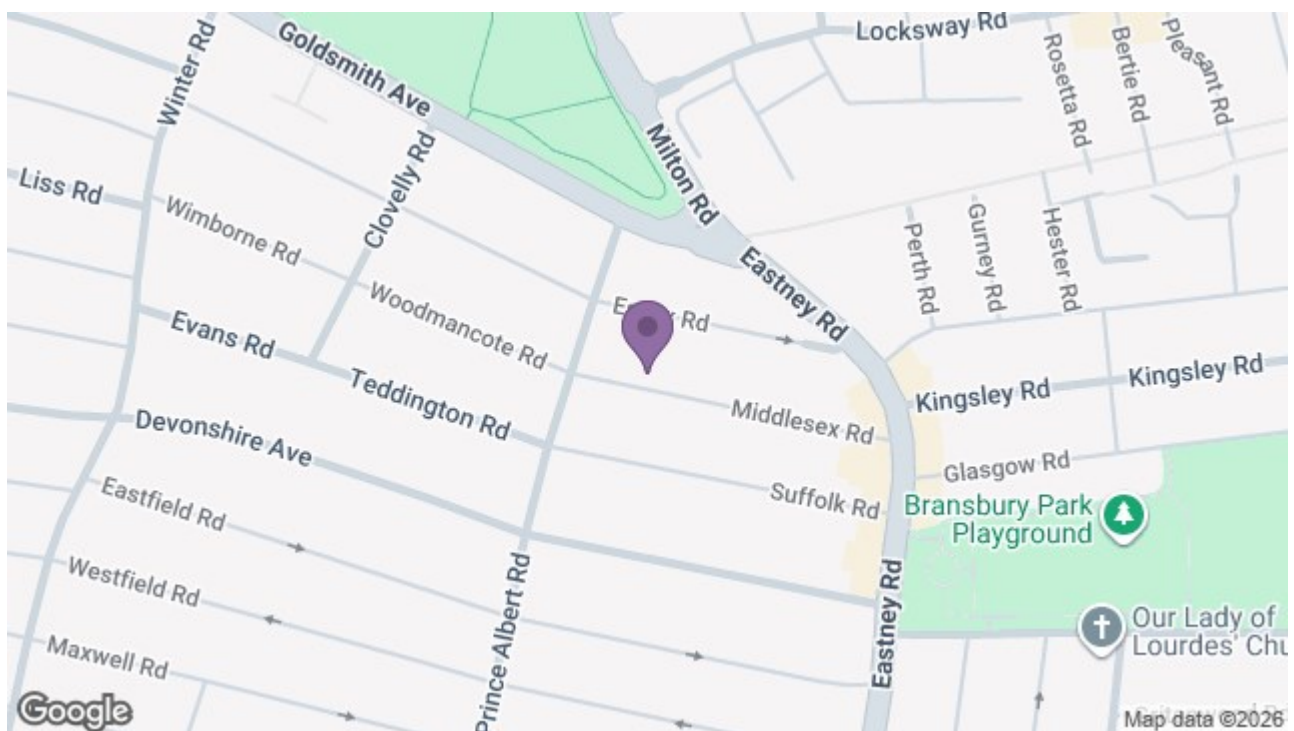


GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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