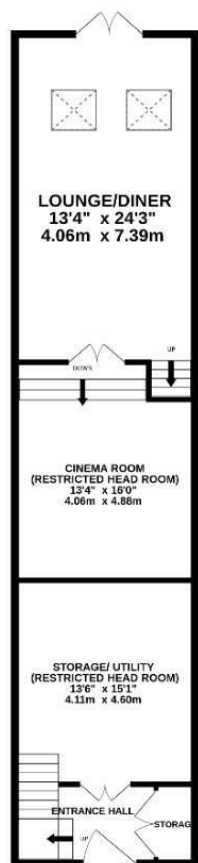


LOWER GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



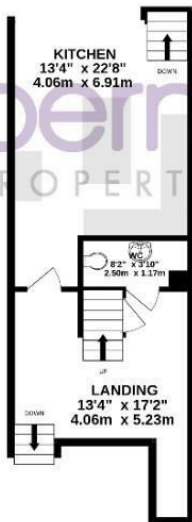
LOUNGE/DINER
13'4" x 24'3"
4.06m x 7.39m

CINEMA ROOM
(RESTRICTED HEAD ROOM)
13'4" x 16'0"
4.06m x 4.88m

STORAGE/UTILITY
(RESTRICTED HEAD ROOM)
13'6" x 15'1"
4.11m x 4.60m

ENTRANCE HALL

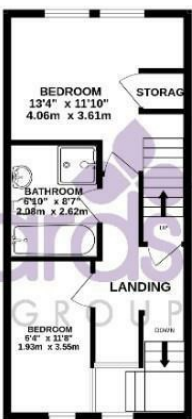
UPPER GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



KITCHEN
13'4" x 22'8"
4.06m x 6.91m

LANDING
13'4" x 17'2"
4.06m x 5.23m

1ST FLOOR
397 sq.ft. (36.6 sq.m.) approx.



BEDROOM
13'4" x 11'10"
4.06m x 3.61m

BATHROOM
7'10" x 6'7"
2.38m x 2.02m

LANDING

BEDROOM
9'4" x 12'
2.85m x 3.55m

2ND FLOOR
357 sq.ft. (32.7 sq.m.) approx.

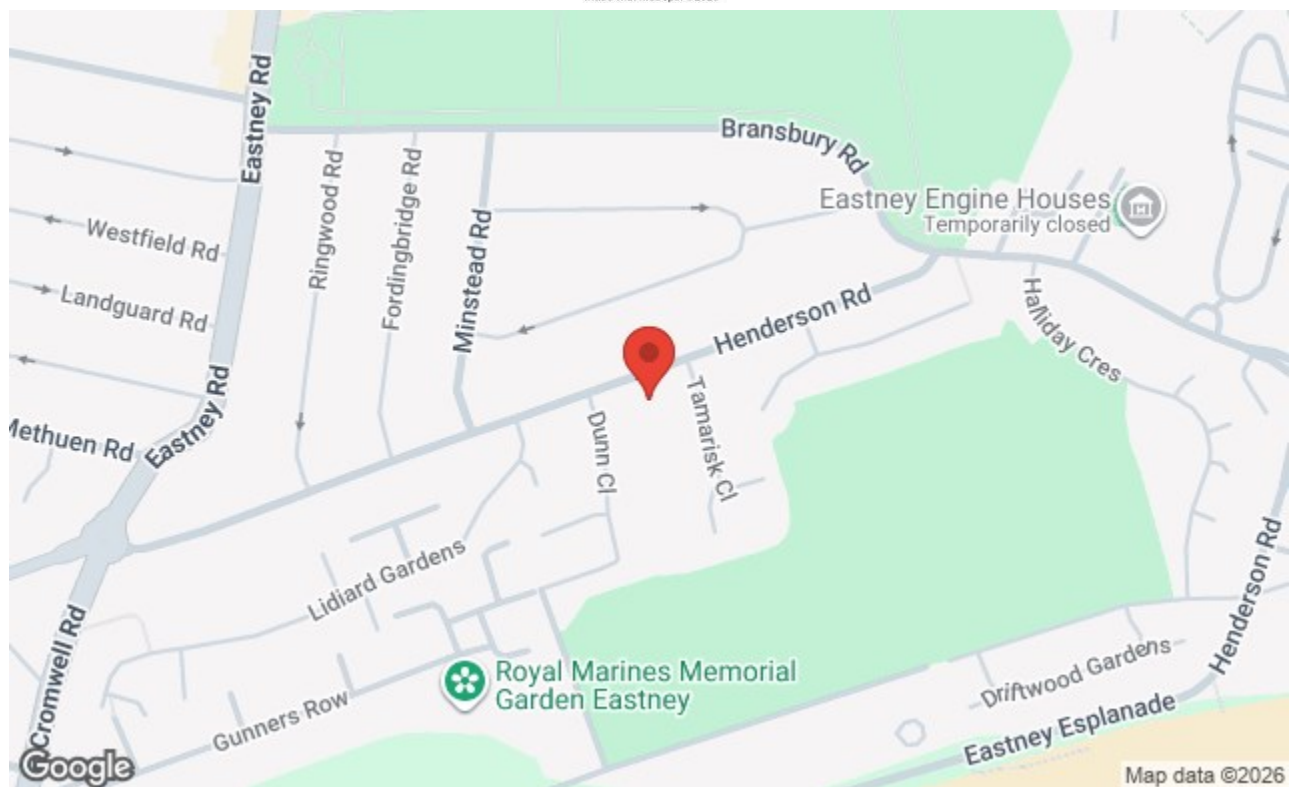


BEDROOM
13'7" x 27'0" max
4.14m x 8.24m max

BEDROOM
8'7" x 7'5"
2.64m x 2.26m

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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£625,000

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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 **

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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.

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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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Portsmouth City Council: BAND F

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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.

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Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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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