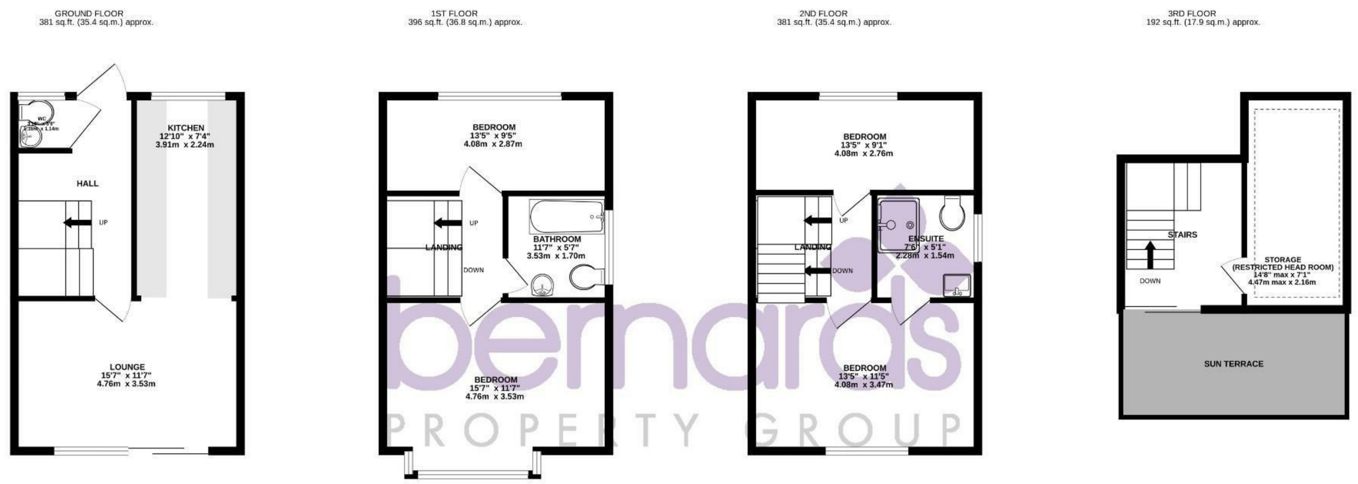
FOR SALE

£575,000

Nelson Road, Southsea PO5 2DQ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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HIGHLIGHTS

- LARGE TOWNHOUSE
- 4 BEDROOMS
- 2 BATHROOMS
- SOUTH FACING SUN TERRACE
- 2 PARKING SPACES
- GATED DEVELOPMENT
- NO ONWARD CHAIN
- OPEN PLAN LIVING SPACE
- CENTRAL LOCATION
- CALL TO VIEW

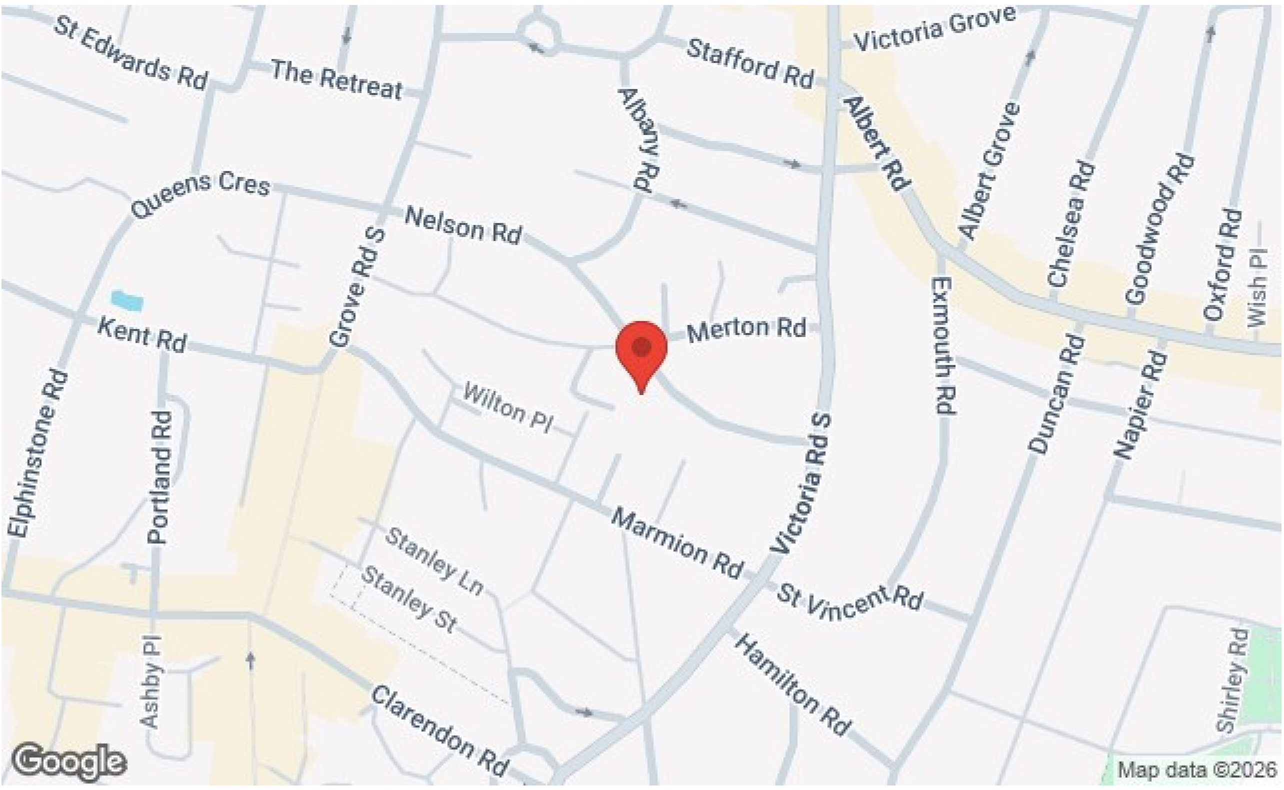
** TOWNHOUSE IN GATED DEVELOPMENT WITH SOUTH FACING ROOF TERRACE AND TWO PARKING SPACES **

We are delighted to bring to market this large townhouse in a lovely gated development in central Southsea. Offered with NO ONWARD CHAIN, this private location benefits from a secluded position whilst offering great access to popular central landmarks.

First you will find the extra benefit of two parking space out the front.

Inside you have a large open plan lounge kitchen areas with doors onto an enclosed rear garden. Over the top 2 floors you have 4 bedrooms and 2 bathrooms to be occupied as you wish.

At the top of the building you have a sun terrace with a southerly aspect that is a joy with a further storage space making this really appealing. This really is a great opportunity and must be viewed at the earliest opportunity.



Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

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

PROPERTY INFORMATION

GROUND FLOOR

LOUNGE AREA
15'7" x 11'7" (4.75m" x 3.53m")

KITCHEN
12'10" x 7'4" (3.91m" x 2.24m")

WC

FIRST FLOOR

BEDROOM 1
15'7" x 11'7" (4.75m" x 3.53m")

BEDROOM 2
13'5" x 9'5" (4.09m" x 2.87m")

BATHROOM
11'7" x 5'7" (3.53m" x 1.70m")

SECOND FLOOR

BEDROOM 3
13'5" x 11'5" (4.09m" x 3.48m")

EN-SUITE SHOWER ROOM
7'6" x 5'1" (2.29m" x 1.55m")

BEDROOM, 4
13'5" x 9'1" (4.09m" x 2.77m")

3RD FLOOR

SUN TERRACE

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.

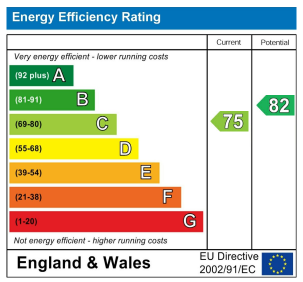
PROPERTY TENURE
Freehold

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!



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