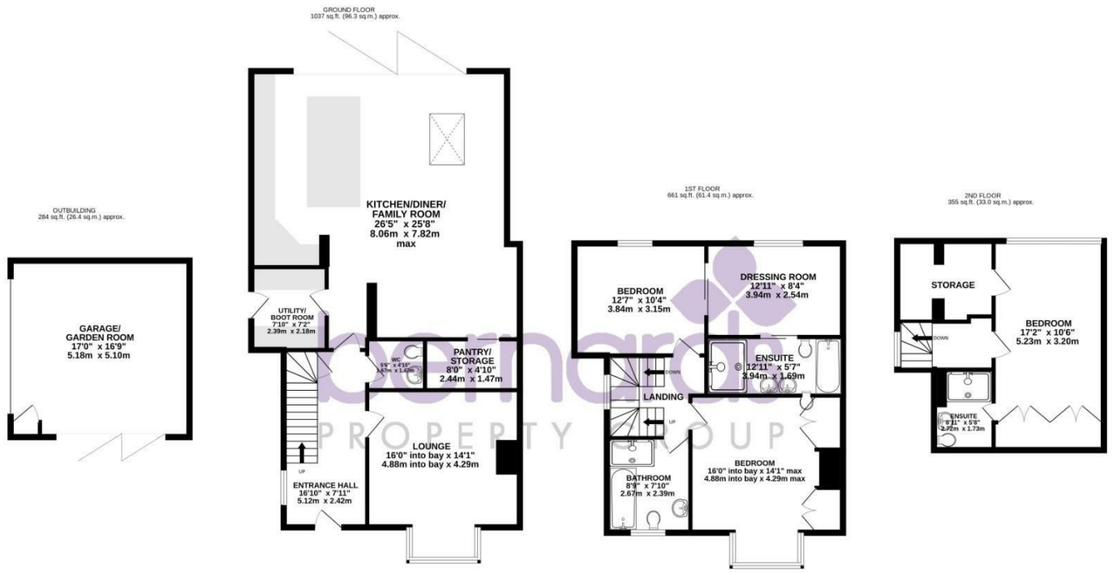
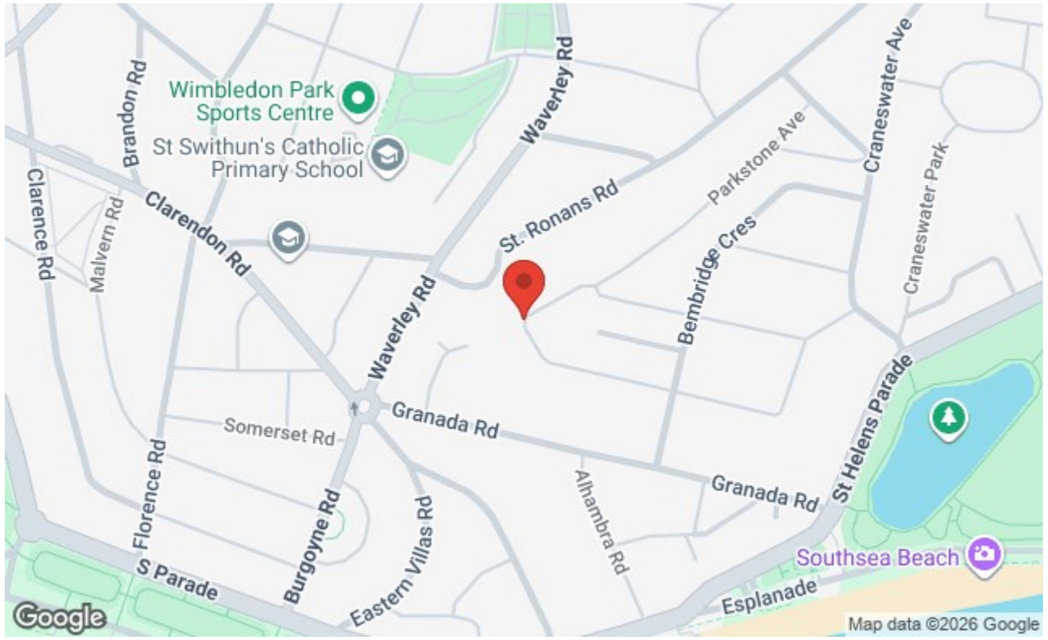


TOTAL FLOOR AREA : 2337 sq.ft. (217.1 sq.m.) approx.

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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FOR SALE

£850,000

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3 3 2

HIGHLIGHTS

- STUNNNG FAMILY HOME
- SET OVER 3 FLOORS
- HIGH END RENOVATION
- REQUESTED LOCATION
- 3 BEDROOMS
- FABULOUS MASTER SUITE
- OPEN PLAN KITCHEN AREA
- BI-FOLD DOORS INTO GARDEN
- DOUBLE GARAGE
- CALL TO VIEW

** EXCEPTIONAL SOUTHSEA HOME COMPLETELY RENOVATED IN LAST COUPLE OF YEARS **

We are delighted to bring to market this quite wonderful expansive Southsea situated in the ever popular Craneswater area, just moments from Canoe Lake and Southsea seafront. Purchased in 2023, this home has been taken all the way back to brick, extended, remodeled and updated to a significant scale.

Initially a 5 bedroom home, the current owners have created a 3 bedroom, 3 bathroom abode with many enhancements above and beyond the average renovation. A large ground floor extension has been added at the rear to create a spectacular open plan kitchen / dining / family areas with bi-fold doors into the landscaped rear garden. This is undoubtably the heart of the home and no expense has been spared including the hot and cold filtered taps, under floor heating as well as new heating system and windows throughout the whole house.

The top two floors have been re-designed to create a master bedroom with dressing room and en-suite bathroom, the 2nd bedroom is also serviced by an en-suite as well as a fabulous family bathroom to compliment bedroom 3.

Outside, the property benefits from a new roof whilst the original garage has been knocked down and replaced with a new double garage completed with solar panels, electric charging port and battery storage. The garden has soft mood lighting to enjoy into the evenings making this a home for all seasons. A must view home in a fabulous posiiton

Call today to arrange a viewing
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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
16'0" x 14'1" (4.88m" x 4.29m")

WC

UTILITY / BOOT ROOM
7'10" x 7'2" (2.39m" x 2.18m")

KITCHEN / DINER / FAMILY ROOM
26'5" x 25'8" (8.05m" x 7.82m")

PANTRY / STORAGE SPACE

FIRST FLOOR

BEDROOM 1
12'7" x 10'4" (3.84m" x 3.15m")

DRESSING AREA
12'11" x 8'4" (3.94m" x 2.54m")

EN-SUITE BATHROOM
12'11 x 5'7" (3.94m x 1.70m")

BEDROOM 2
16'0" x 14'1" max (4.88m" x 4.29m" max)

BATHROOM
8'9" x 7'10" (2.67m" x 2.39m")

2ND FLOOR

BEDROOM 3
17'2" x 10'6" (5.23m" x 3.20m")

EN-SUITE
8'11" x 5'8" (2.72m" x 1.73m")

STORAGE

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
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.

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!

PROPERTY TENURE
Freehold





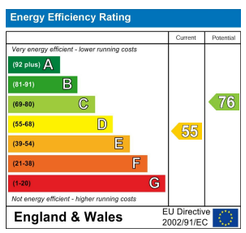












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