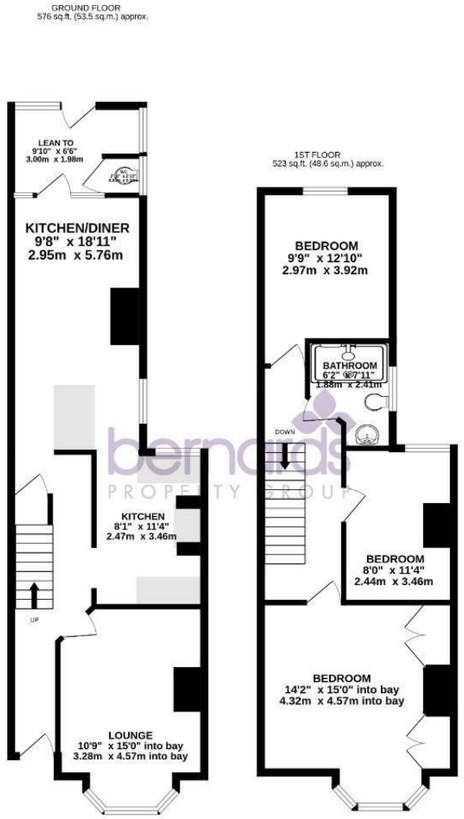

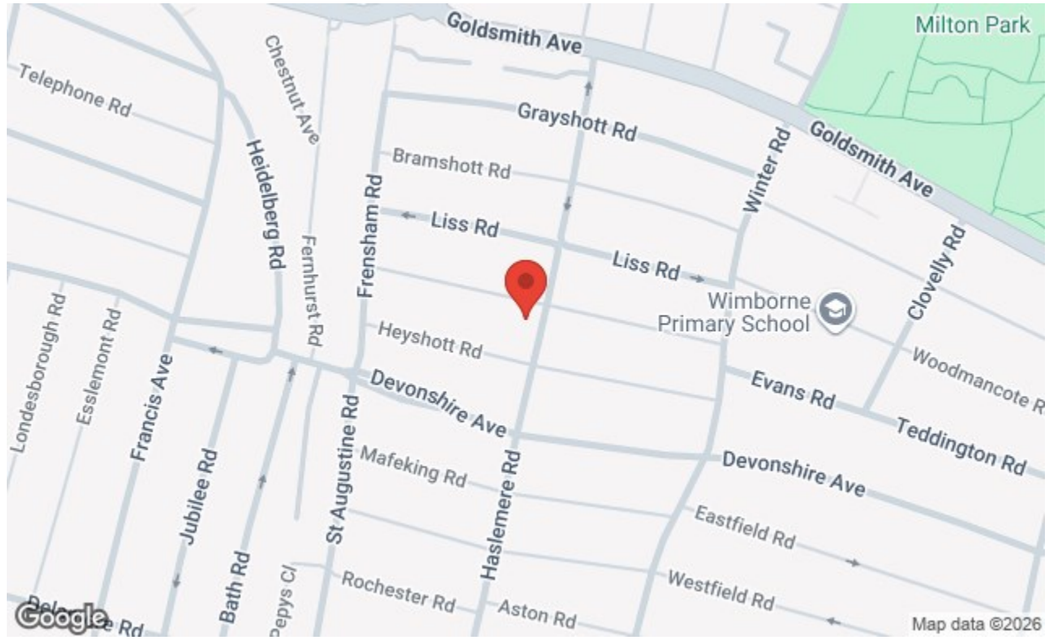

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£365,000

Haslemere Road, Southsea PO4 8BA

bernards THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- THREE BEDROOM
- TERRACED HOUSE
- BAY & FORECOURT
- UPSTAIRS BATHROOM
- WEST FACING GARDEN
- GREAT FIRST TIME BUY
- SOUGHT AFTER SOUTHSEA LOCATION
- SHORT WALK TO TRAIN STATION
- DOWNSTAIRS WC
- CALL TO VIEW

THREE BEDROOM FAMILY HOME WITH WEST FACING GARDEN

This beautiful three bedroom terraced family home sits in an excellent and sought after Southsea location on Haslemere Road. Close to local schools, amineites and parks, this home is in an ideal spot providing a little bit of everything Southsea has to offer.

As you enter the property you are greeted with a warm and homely hall setting the tone for the rest of the home. A sizeable living rooms sits at the front of the home and boasts an original fire place and bay window, pouring light into room. Towards the back of the home there is the sizeable kitchen which flows beautifully into the dining area which has an additional breakfast bar area offering the perfect space for cooking/ hosting. There is also a lean too with a downstairs W/C and the west facing, low maintenance garden completes the ground floor.

Upstairs you have three bedrooms, two of which are large double bedrooms with the master bedroom benefiting from the double bay window and a fitted air conditioning unit. A stunning, newly fitted shower room finalises the accommodation.

This property has undergone extensive renovation works over the years to create a beautiful home offering any new buyer a turn key experience. This home would be an ideal purchase for first time buyers.

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

PROPERTY INFORMATION

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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COUNCIL TAX 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.

LOUNGE
10'9" x 14'11" (3.28 x 4.57)

KITCHEN
8'1" x 11'4" (2.47 x 3.46)

DINING ROOM
9'8" x 18'10" (2.95 x 5.76)

LEAN TO
9'10" x 6'5" (3.00 x 1.98)

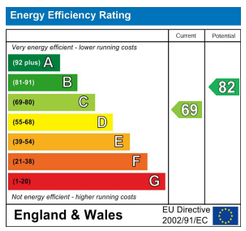
W/C

BEDROOM ONE
14'2" x 14'11" (4.32 x 4.57)

BEDROOM TWO
8'0" x 11'4" (2.44 x 3.46)

BEDROOM THREE
9'8" x 12'10" (2.97 x 3.92)

BATHROOM
6'2" x 7'10" (1.88 x 2.41)



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