£395,000

Churchill Square, Southsea PO4 9XL



HIGHLIGHTS

- STUNNING HOUSE
- END OF TERRACED
- 2 BEDROOMS
- DRESSING ROOM TO MASTER
- DOWNSTAIRS WC
- LANDSCAPED GARDEN
- FULLY RENOVATED IN RECENT TIMES
- PARKING
- BEAUTIFULLY PRESENTED
- CALL TO VIEW

** STUNNING HOUSE SITUATED IN MARINE BARRACKS WITH PARKING **

We are excited to offer for sale this wonderful home tucked away in Churchill Square. The home has undergone a huge transformation over the last few years with no expense spared in creating a 'turn key' home for the next lucky owner.

From a recently landscaped garden to newly installed kitchen and bathroom, this home will grab your attention for all the right reasons. Offering two bedrooms, the owners decided to create a dressing room area for Bedroom 1, a real rarity in a home of this size. The lounge is large enough for a small dining table overlooking the garden offering an abundance of light to make it's way into the home.

The finish throughout is fabulous and the location is hugely popular. You are a short stroll to the seafront promenade, with spacious mature grounds which include a tennis court, residents only private parking a wonderful community that many crave, Churchill Square is a great opportunity that should be viewed at the earliest chance.

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











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PROPERTY INFORMATION

GROUND FLOOR

LIVING / DINING ROOM
17'0" x 12'4" (5.18m" x 3.76m")

KITCHEN
8'7" x 7'7" (2.62m" x 2.31m")

WC

FIRST FLOOR

BEDROOM 1
12'11" x 9'0" (3.94m" x 2.74m")

DRESSING ROOM

BEDROOM 2
12'7" x 7'9" (3.84m" x 2.36m")

BATHROOM
8'11" x 6'6" (2.72m" x 1.98m")

OFF ROAD PARKING

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
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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
Leasehold with Share of 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!

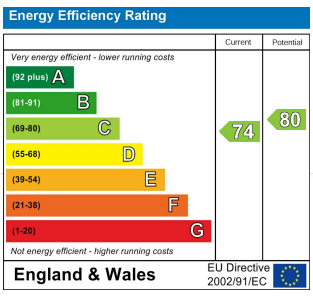
Leasehold Information
Management Company : Lease Length : 999 years from commencement date, circa 972 years remain Ground Rent : n/a Service Charge : estate charge of £533 per annum
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.









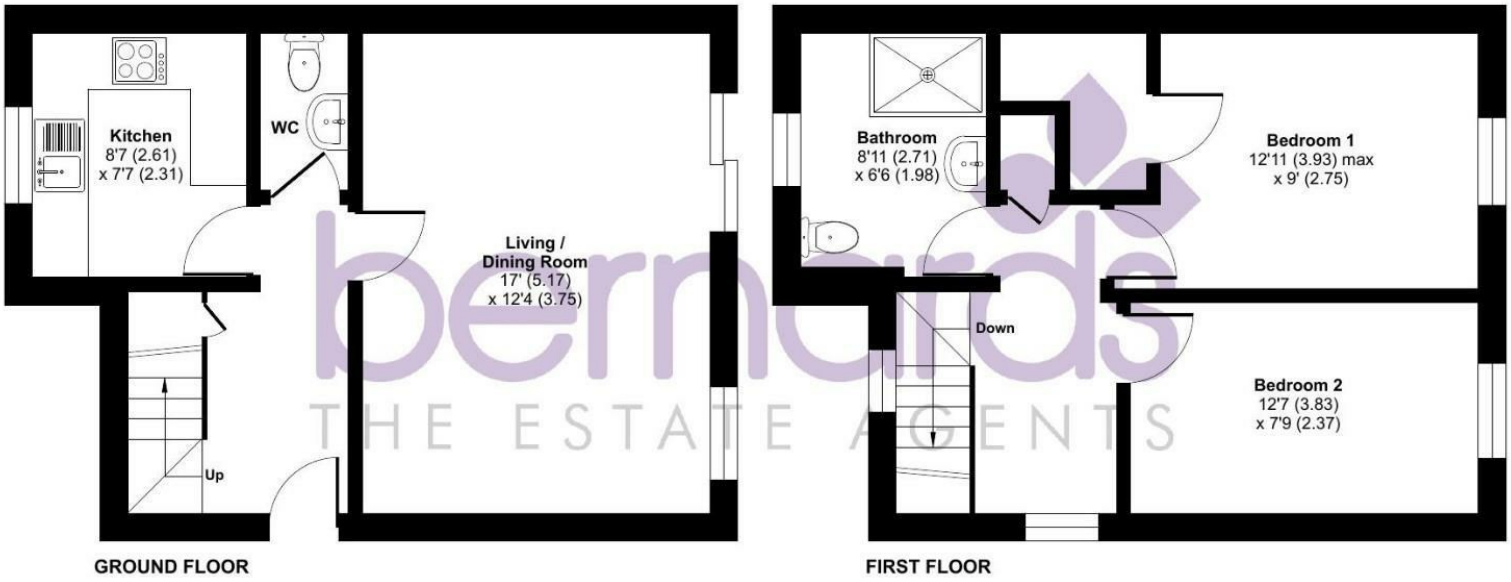


Scan here to see all our properties for sale and rent

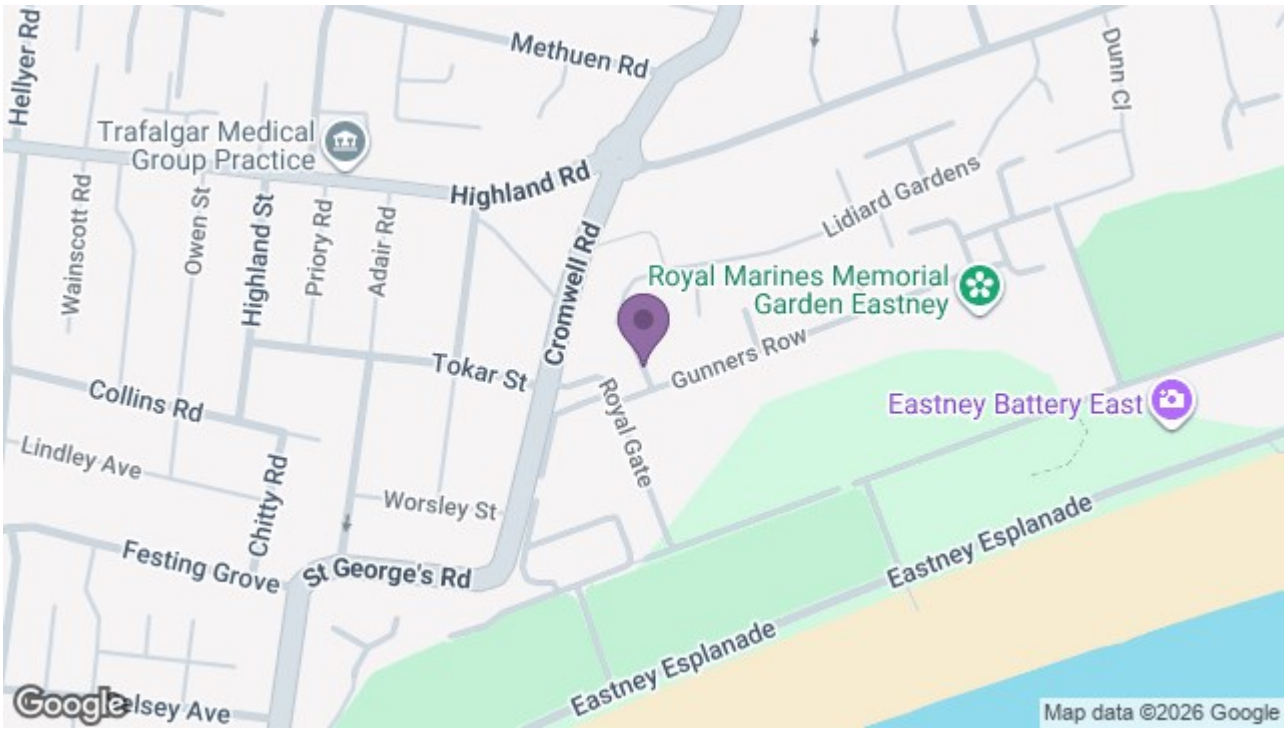
Churchill Square, Southsea, PO4

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1530101



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