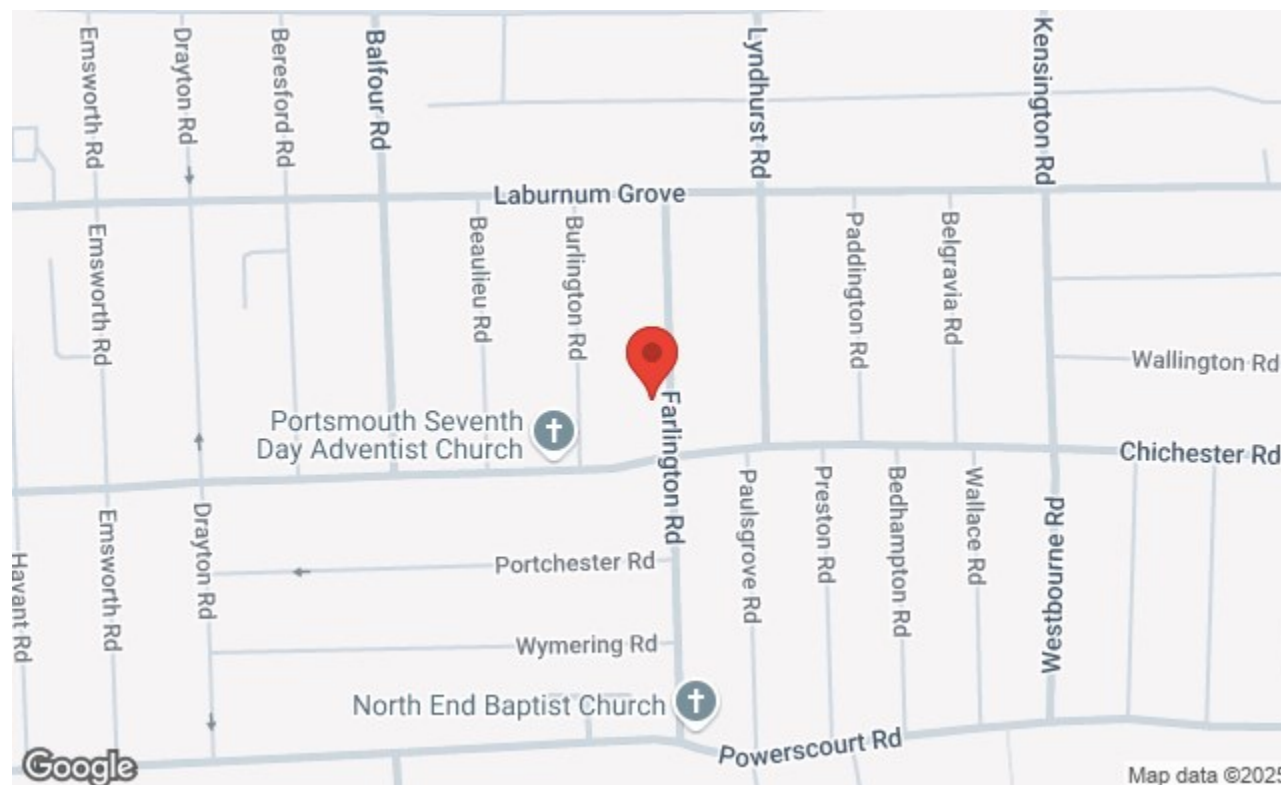


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1256342



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers Over £315,000

Farlington Road, Portsmouth PO2 0DS

bernards
THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ OPEN PLANNED LIVING
- ❖ MODERN FITTED KITCHEN
- ❖ FOUR DOUBLE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ LARGE FAMILY HOME
- ❖ DOWNSTAIRS WC
- ❖ CLOSE TO LOCAL SHOPS
- ❖ TRANSPORT LINKS NEARBY

Nestled on the charming Farlington Road in Portsmouth, this delightful terraced house offers a perfect blend of space and modern living. Spanning an impressive 1,548 square feet, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by a welcoming open plan lounge diner, providing a versatile space for both relaxation and entertaining. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the home. At the rear, the well-appointed kitchen, which faces west, allows for an abundance of natural light, creating a warm and inviting atmosphere. From the kitchen, you can access the garden room, a lovely addition that offers a tranquil space to unwind or enjoy the views of the garden.

The first floor boasts three generously sized

double bedrooms, perfect for family living, along with a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find the converted master bedroom, complete with an en-suite bathroom, providing a private retreat for relaxation.

With a total of four bedrooms and two bathrooms, this property is designed to accommodate the demands of modern family life. The outdoor space further enhances the appeal, offering a garden that is perfect for outdoor activities or simply enjoying the fresh air.

This home on Farlington Road is not just a property; it is a lifestyle choice, combining spacious living with a convenient location. Whether you are looking to buy or rent, this terraced house presents an excellent opportunity for those seeking a comfortable and stylish residence in Portsmouth.

Call today to arrange a viewing
02392 728090
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PROPERTY INFORMATION

- ENTRANCE HALL
- LIVING ROOM
14'5" x 11'11" (4.40 x 3.65)
- DINING ROOM
12'1" x 9'4" (3.70 x 2.85)
- DOWNSTAIRS WC
- KITCHEN
14'5" x 12'2" (4.40 x 3.71)
- GARDEN ROOM
9'9" x 9'5" (2.98 x 2.88)

- GARDEN
- FIRST FLOOR
- BEDROOM TWO
15'3" x 14'5" (4.66 x 4.40)
- BEDROOM THREE
12'4" x 9'5" (3.76 x 2.89)
- BEDROOM FOUR
11'3" x 10'2" (3.44 x 3.10)
- FAMILY BATHROOM
7'10" x 6'0" (2.40 x 1.85)

- SECOND FLOOR
- BEDROOM ONE
17'6" x 13'6" (5.35 x 4.14)
- EN-SUITE
8'7" x 5'1" (2.62 x 1.57)
- PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

CONVEYANCING
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 conveyance 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.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING
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



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