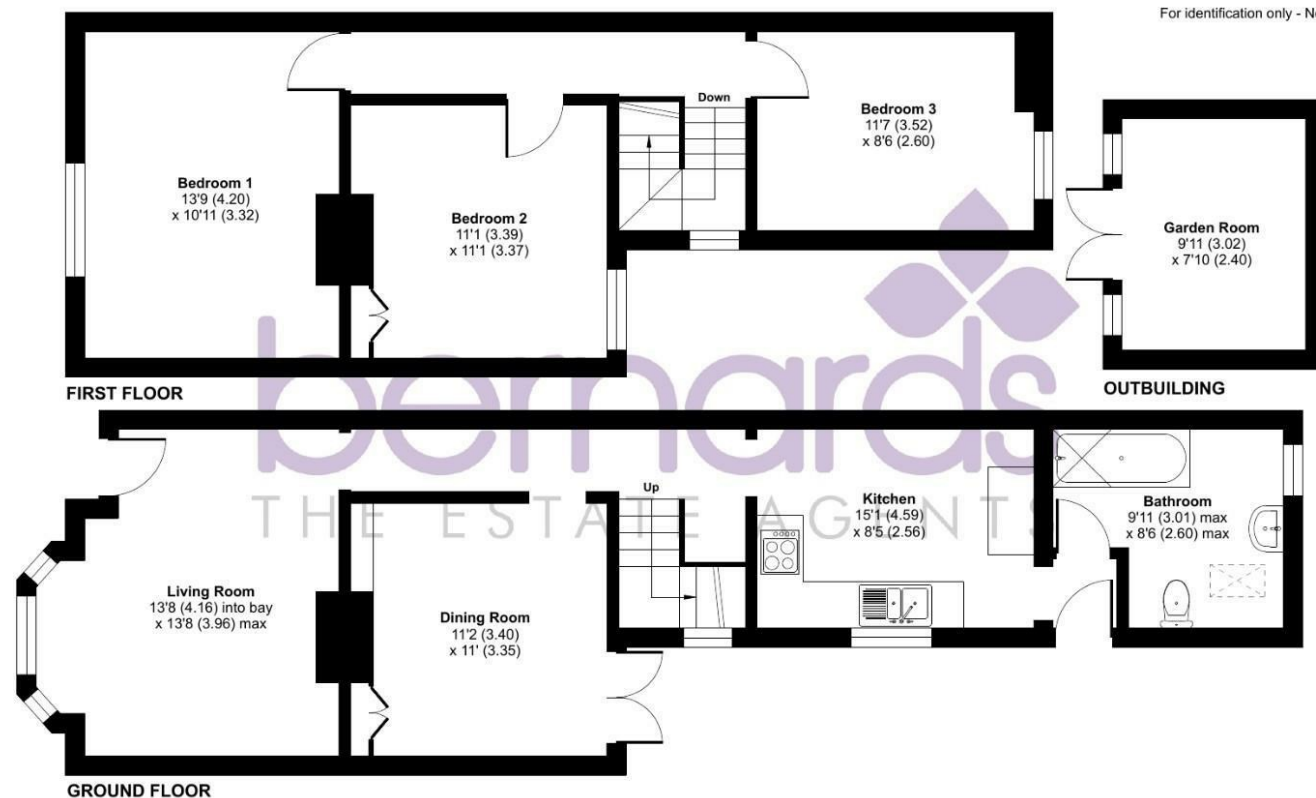
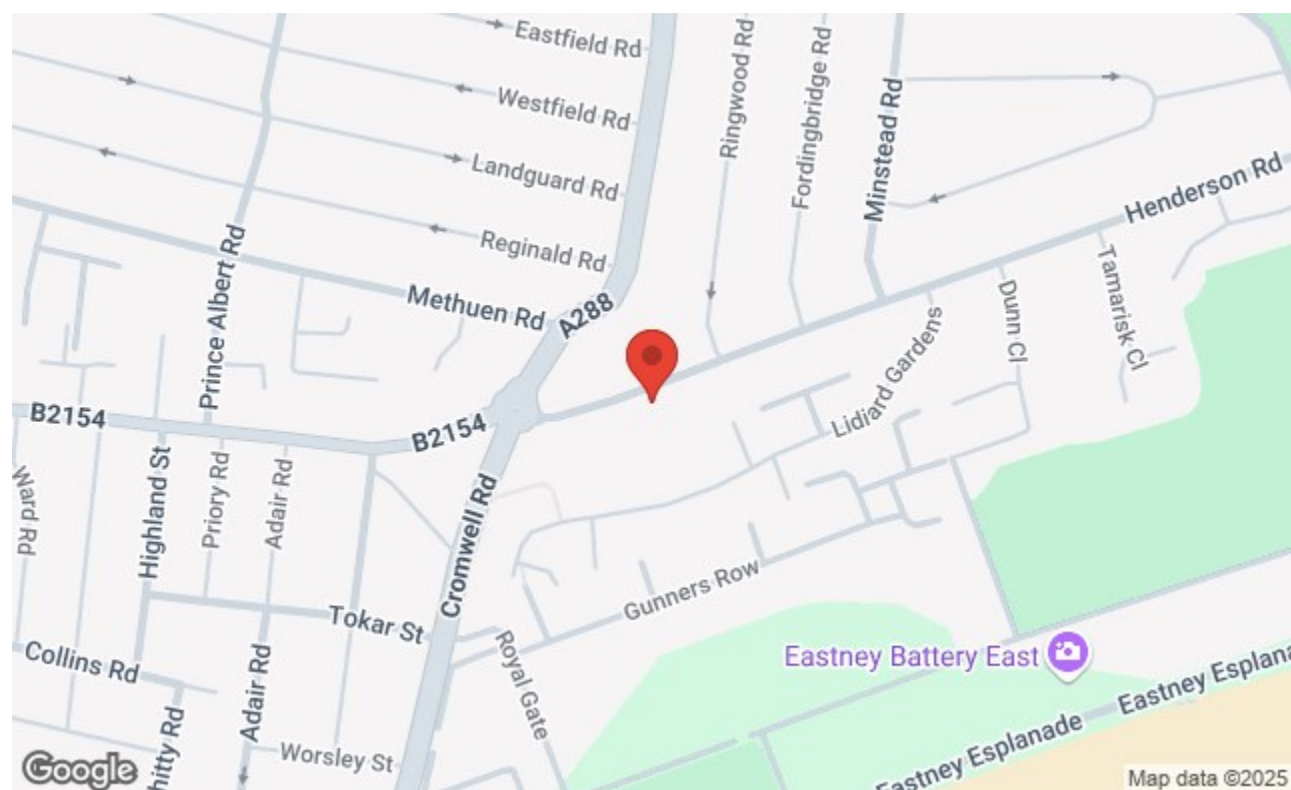


Henderson Road, Southsea, PO4

Approximate Area = 1036 sq ft / 96.2 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1114 sq ft / 103.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1243622



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



£300,000

Henderson Road, Southsea PO4 9JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ IMPRESSIVE FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS BATHROOM
- ❖ GOOD SIZE ROOMS
- ❖ SOUTHERLY ASPECT GARDEN
- ❖ REQUESTED EASTNEY LOCATION
- ❖ CLOSE TO SEAFRONT
- ❖ WELL PRESENTED
- CALL TO VIEW

**** IMPRESSIVE FAMILY HOME
SITUATED IN REQUESTED EASTNEY
LOCATION ****

We are delighted to bring to market this well presented family home sitting on Henderson Road, Eastney with a Southerly aspect garden. Offering good size accommodation, this home would be ideal for either a FIRST TIME BUYER or young family looking for a good home to grow into over the years.

As you step inside, you are greeted by a bright and airy lounge with a separate 2nd reception room sitting in the middle of the property. A well

appointed kitchen and generous bathroom complete the downstairs layout.

The first floor offers 3 double bedrooms, ideal if you have children in two, regularly have visitors or need a home working space. The garden is south facing and a good size.

The location is very popular with it being a short distance to the seafront, Bransbury Park and the local amenities. A great opportunity that must be viewed at the earliest chance.

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



PROPERTY INFORMATION

LIVING ROOM
13'8" x 13'8" (4.17m" x 4.17m")

DINING ROOM
11'2" x 11'0" (3.40m" x 3.35m")

KITCHEN
15'1" x 8'5" (4.60m" x 2.57m")

BATHROOM
9'11" x 8'6" (3.02m" x 2.59m")

BEDROOM 1
13'9" x 10'11" (4.19m" x 3.33m")

BEDROOM 2
11'1" x 11'1" (3.38m" x 3.38m")

BEDROOM 3
11'7" x 8'6" (3.53m" x 2.59m")

OUTSIDE
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 C
BAND C

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.

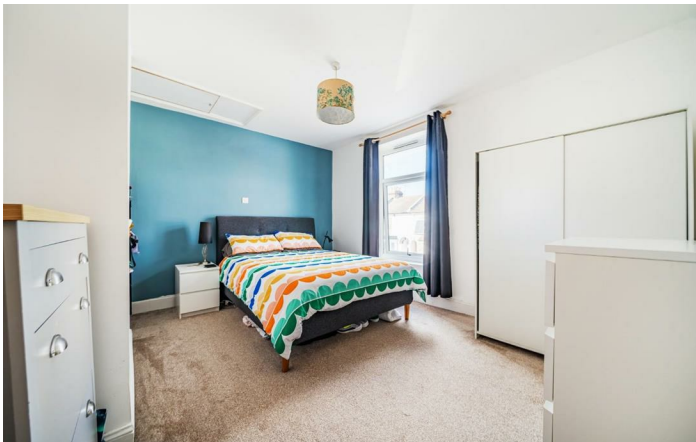
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company.

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!



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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