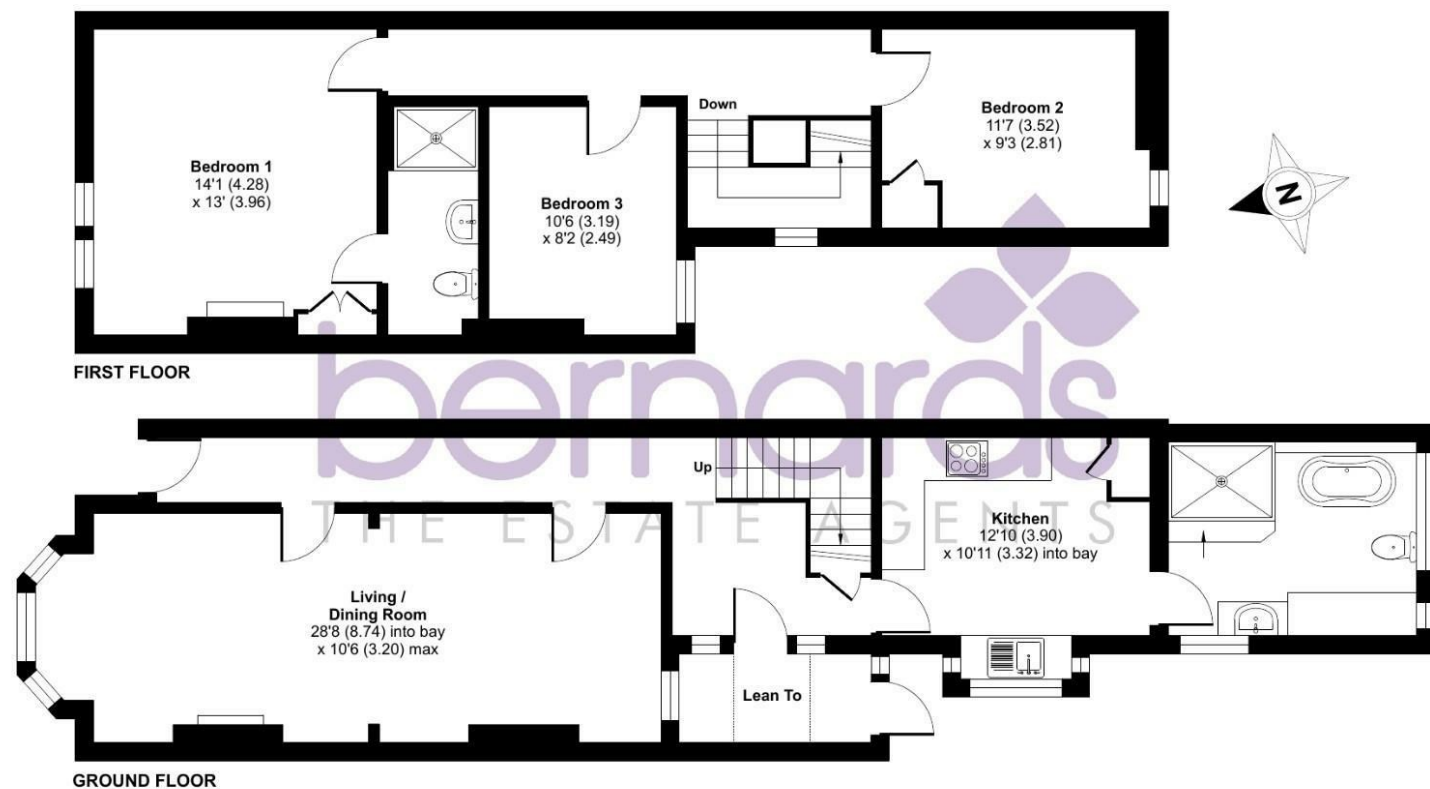


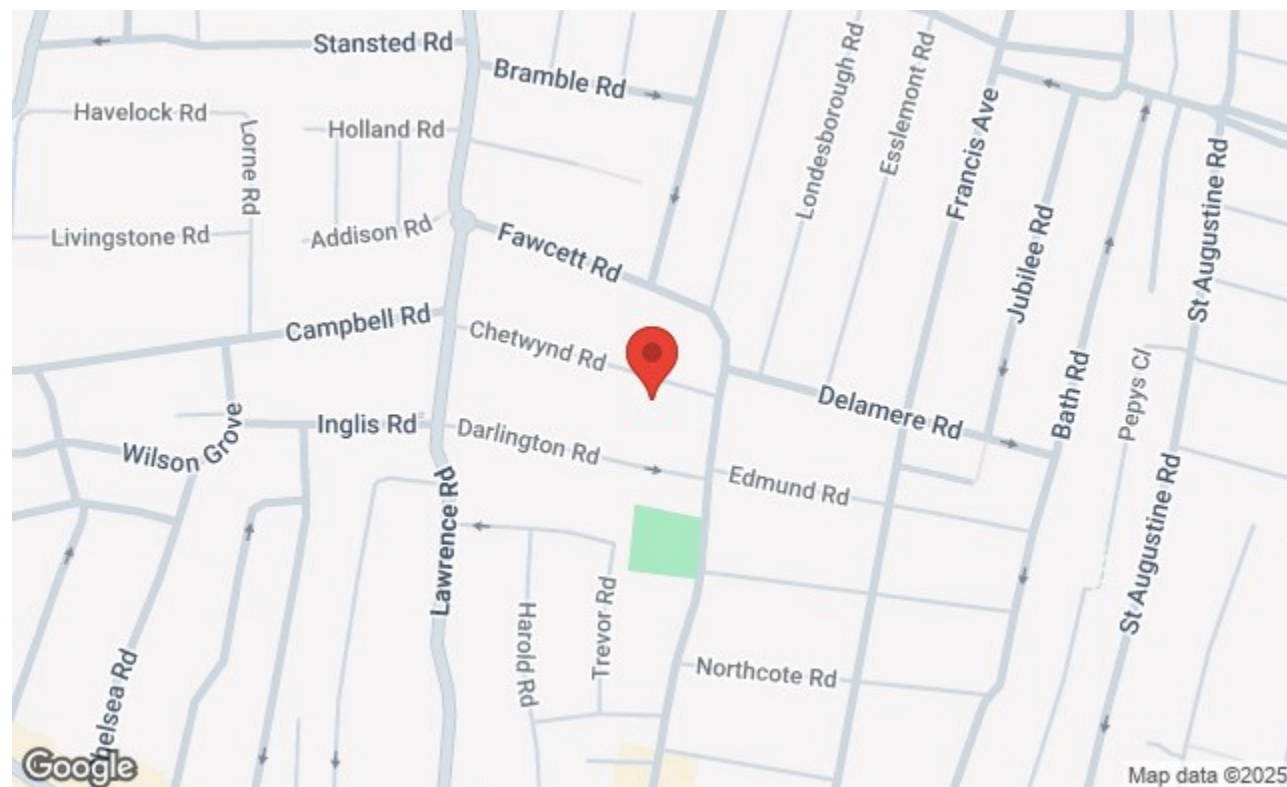
## Chetwynd Road, Southsea, PO4

Approximate Area = 1262 sq ft / 117.2 sq m (excludes lean to)

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: 1257525



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



Offers In Excess Of £375,000

Chetwynd Road, Southsea PO4 0NB

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## HIGHLIGHTS

- ❖ SUPERB TERRACED HOME
- ❖ THREE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ LARGE LOUNGE DINER
- ❖ 4 PIECE BATHROOM SUITE
- ❖ SOUTH FACING GARDEN
- ❖ CHARACTER FEATURES
- ❖ IDEAL FAMILY HOME
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**\*\* STUNNING FAMILY HOME IN POPULAR CENTRAL SOUTHSEA LOCATION \*\***

This fabulous bay and forecourt period home in Chetwynd Road has much to boast. Offering lovely space and superb finish, the layout and accommodation is ideal for a family to move into and grow overtime.

As you step inside, you'll find a large lounge diner offering both space and character in abundance. The home opens up further to the rear with a good size kitchen as well as a lean to space offering additional options. An impressive 4 piece bathroom suite sits at the rear of the property whilst the ground floor benefits from a zoned underfloor heating set up

giving a lovely feel.

On the first floor you are greeted by 3 double bedrooms with an en-suite servicing the main bedroom. This makes this the ideal home for a family with children or if you need to find a space to work from home. A pleasant rear garden also houses a built pizza oven making this a great social space when the sun shines to entertain friends or family

The location is superb with it being so central and convenient. Being just moments from Albert Road, you have the vibrant scene on your doorstep whilst the sea front is a nice walk or short drive away. A fabulous house that needs to be viewed to be appreciated.

Call today to arrange a viewing  
**02392 864 974**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING / DINING ROOM**  
28'8" x 10'6" (8.74m" x 3.20m")

**LEAN TO KITCHEN**  
12'10" x 10'11" (3.91m" x 3.33m")

**BATHROOM**

**BEDROOM 1**  
14'1" x 13'0" (4.29m" x 3.96m")

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
11'7" x 9'3" (3.53m" x 2.82m")

**BEDROOM 3**  
10'6" x 8'2" (3.20m" x 2.49m")

**REAR GARDEN**

**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!

**PROPERTY TENURE**  
Freehold



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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