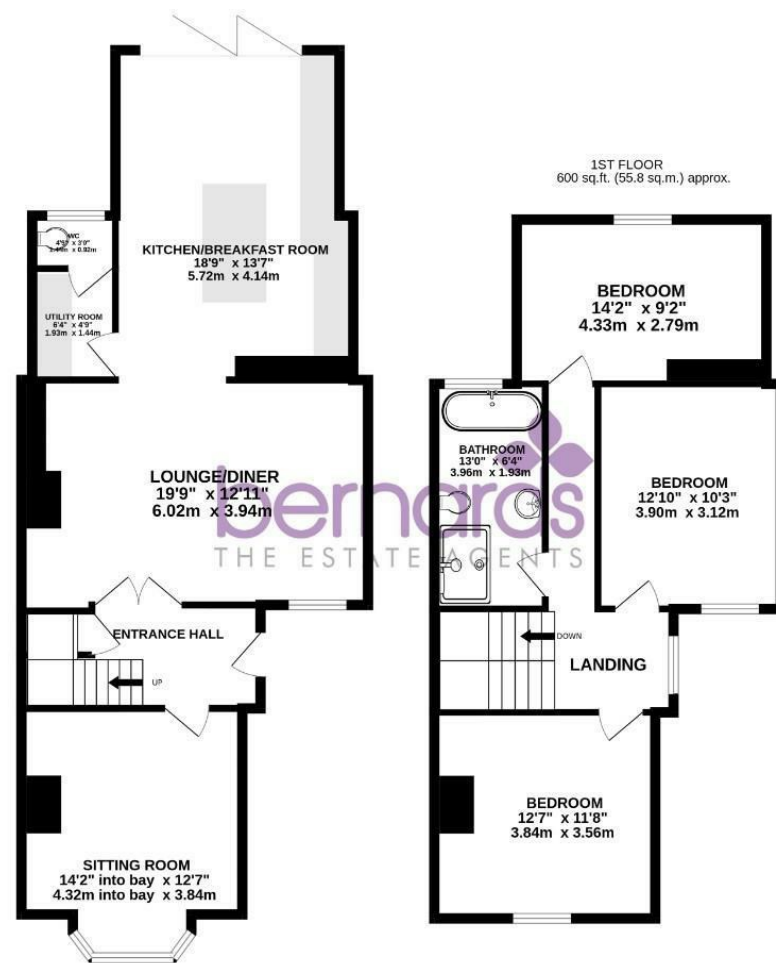


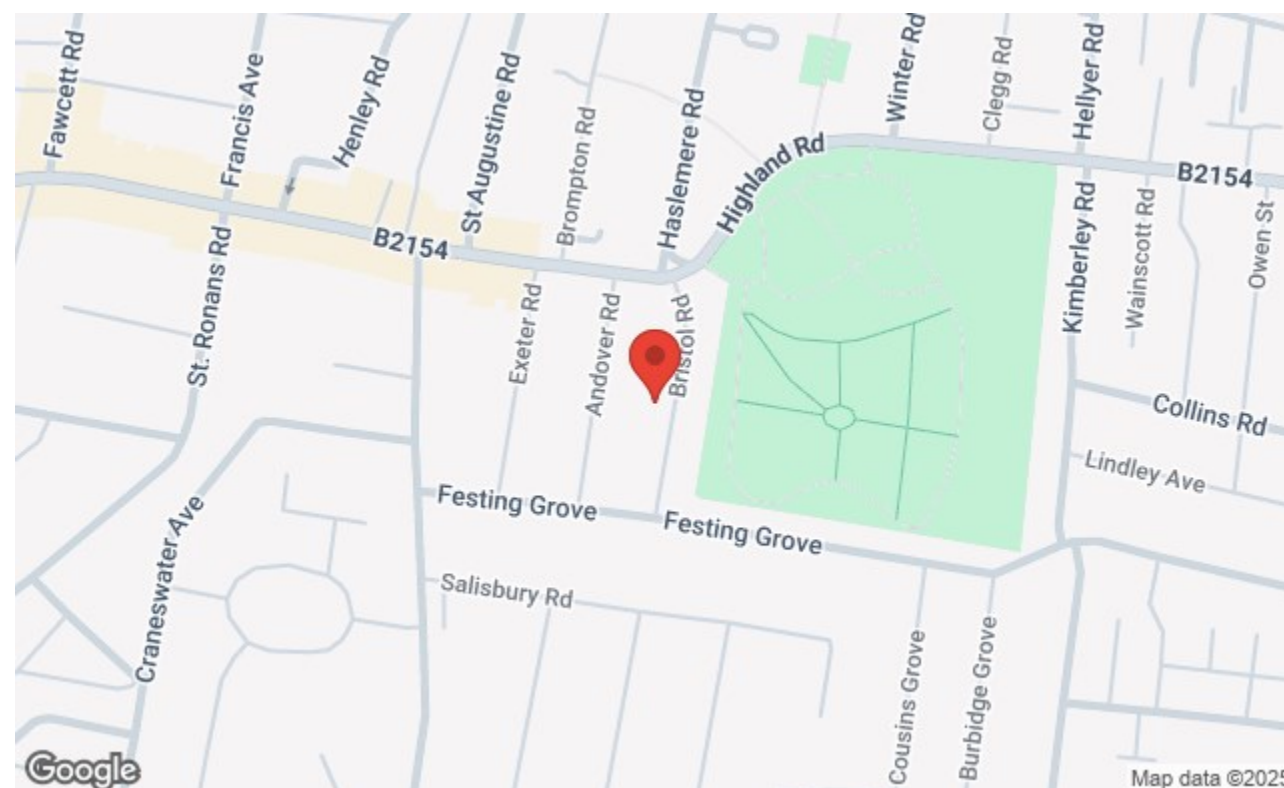
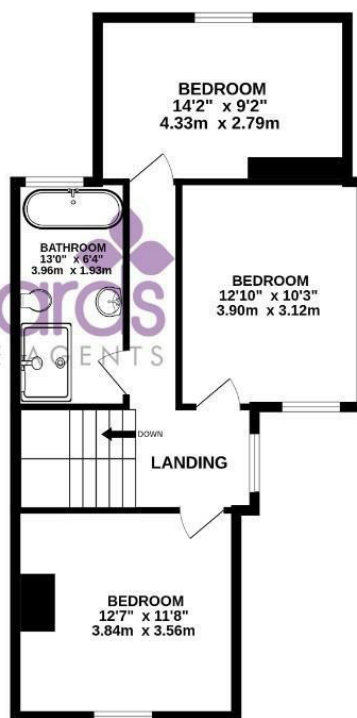
GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



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



**FOR SALE**

£585,000

Bristol Road, Southsea PO4 9QH

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THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ EXCEPTIONAL HOME
- ❖ EXTENDED ACCOMMODATION
- ❖ 3 DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ OPEN PLAN LIVING
- ❖ 4 PIECE BATHROOM
- ❖ REQUESTED LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ IDEAL FOR FAMILY
- CALL TO VIEW

**\*\* STUNNING EXTENDED FAMILY HOME WITH PARKING IN CENTRAL SOUTHSEA \*\***

We are delighted to bring to market this exceptional family home in Bristol Road. Extended over time, you have a home here that offers an exquisite blend of open plan living, bright rooms and good size accommodation throughout.

As you step inside you'll find a lovely size lounge at the front of the building with some original features complimented with modern touches. The heart of the home is undoubtedly the reception area that sits centrally to the property which spills into a lovely size kitchen with high ceilings,

feature island and doors into the garden. This space is so sociable and will be the scene of many a get together.

On the first floor you will find 3 double bedrooms as well as a fabulous 4 piece bathroom which is complimented by a downstairs WC, essential for the growing family. The garden is in keeping with others for the area and the real bonus is off road parking to the front.

The location is fantastic with Bristol Road always popular. From here you have wonderful access into the vibrant local areas of Albert Road whilst the seafont is a short stroll away. A quite wonderful home that must be viewed.

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





# PROPERTY INFORMATION

## GROUND FLOOR

### SITTING ROOM

14'2" x 12'7" (4.32m x 3.84m)

### LOUNGE / DINER

19'9" x 12'11" (6.02m x 3.94m)

### KITCHEN / BREAKFAST ROOM

18'9" x 13'7" (5.72m x 4.14m)

### UTILITY ROOM

6'4" x 4'9" (1.93m x 1.45m)

### WC

## FIRST FLOOR

### BEDROOM 1

12'7" x 11'8" (3.84m x 3.56m)

### BEDROOM 2

12'10" x 10'3" (3.91m x 3.12m)

### BEDROOM 3

14'2" x 9'2" (4.32m x 2.79m)

### BATHROOM

13'0" x 6'4" (3.96m x 1.93m)

## 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 D

BAND D

### 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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