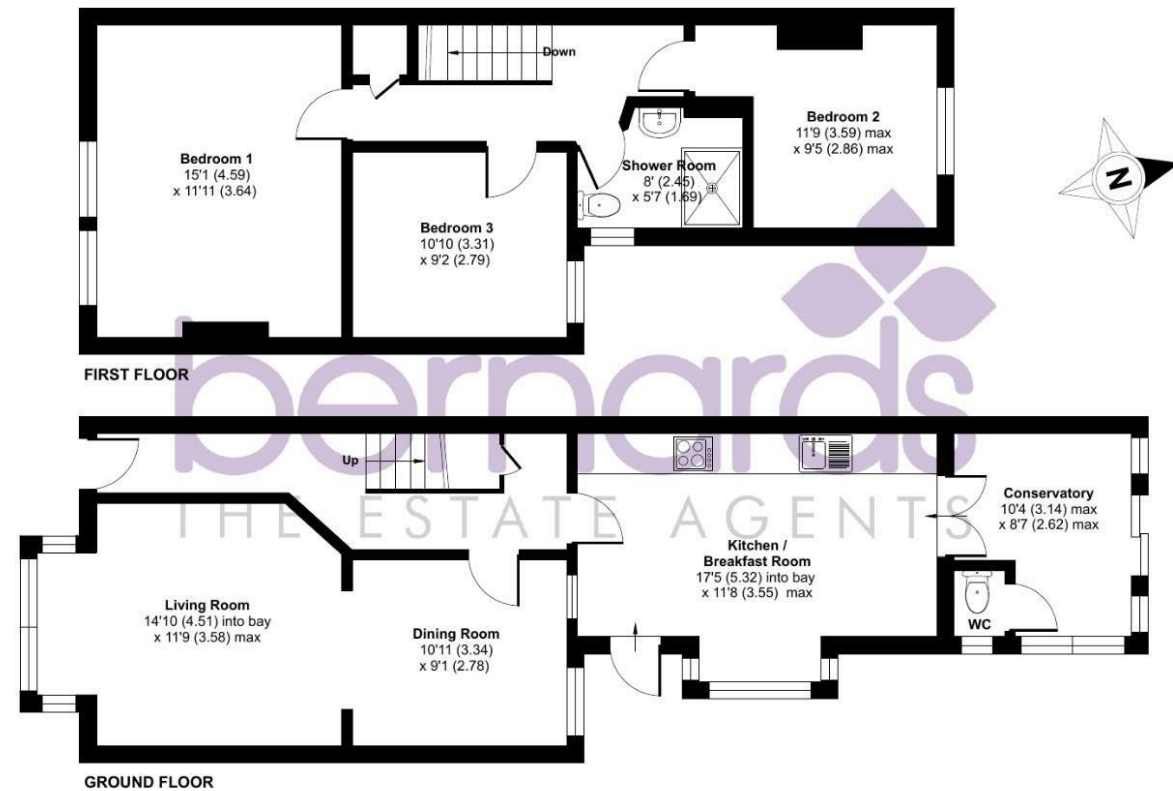
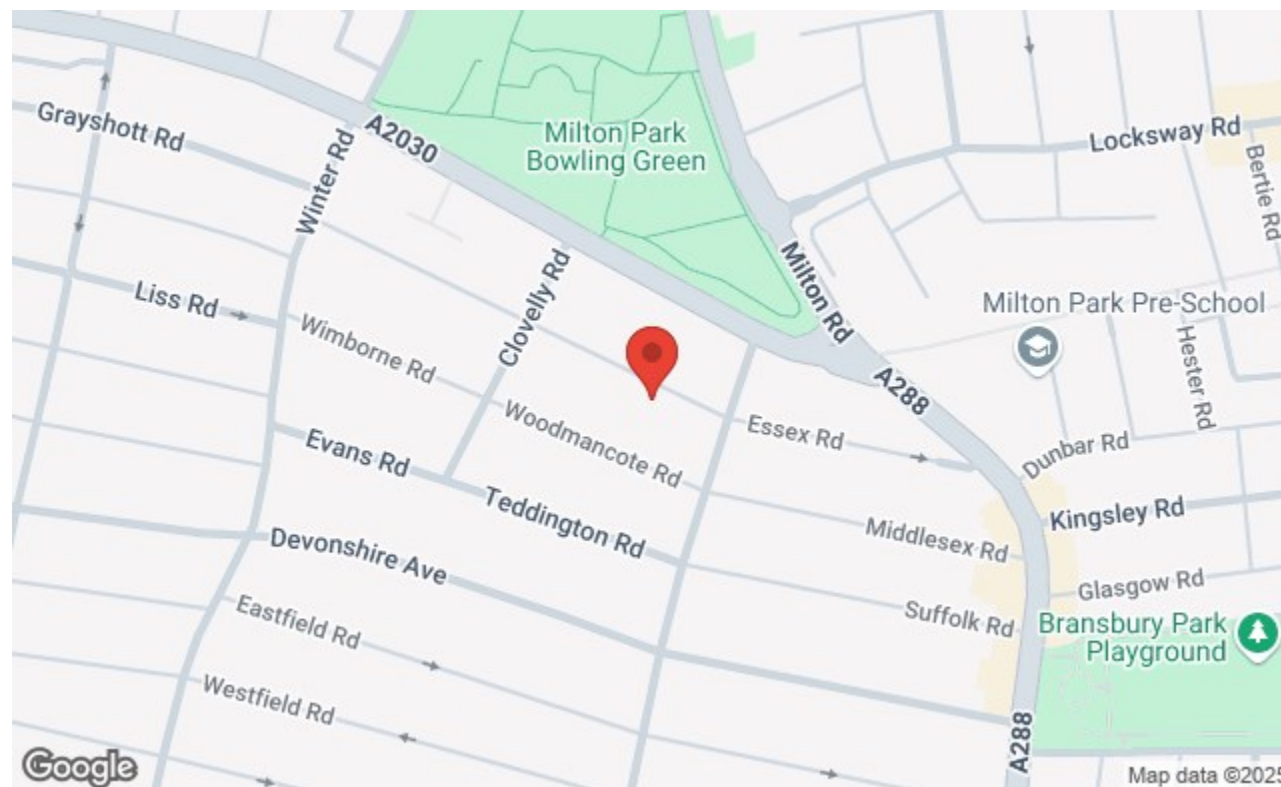


Essex Road, Southsea, PO4

Approximate Area = 1170 sq ft / 108.6 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278913



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



FOR SALE

£345,000

Essex Road, Southsea PO4 8DQ

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living/dining areas

HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TERRACED HOUSE
- ❖ BAY AND FORECOURT
- ❖ SHOWER ROOM AND W/C
- ❖ LARGE LIVING/ DINING ROOM
- ❖ SOUTH FACING GARDEN
- ❖ SCOPE FOR RENOVATION
- ❖ CLOSE TO LOCAL PARK
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

****THREE DOUBLE BEDROOMS**POPULAR SOUTHSEA ROAD****

We are pleased to welcome to the market this large three bedroom terraced family home situated in the ever popular Essex Road, situated in a requested Eastney location. This property offers plenty of space and the opportunity for any new owner to really put their own stamp on things.

A large living/ dining room is located to the front of the home which is flooded with light from the bay window. A fitted kitchen is located to the back of the property with plenty of

space for a dining table leading onto a conservatory with downstairs W/C. A low maintenance south facing garden completes the ground floor.

Heading upstairs you have three double bedrooms with the master bedroom benefitting from the double bay windows. A newly fitted family shower room completes the accommodation.

The property is close to local parks, schools and amenities offering any new buyer a wonderful location. A great opportunity that is sure to attract high levels of interest.

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



PROPERTY INFORMATION

LIVING ROOM
15'0" x 11'11" (4.59 x 3.64)

KITCHEN
17'5" x 11'7" (5.32 x 3.55)

CONSERVATORY
10'3" x 8'7" (3.14 x 2.62)

W/C

BEDROOM ONE
15'0" x 11'11" (4.59 x 3.64)

BEDROOM TWO
11'9" x 9'4" (3.59 x 2.86)

BEDROOM THREE
10'10" x 9'1" (3.31 x 2.79)

BATHROOM
8'0" x 5'6" (2.45 x 1.69)

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

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!

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.



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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