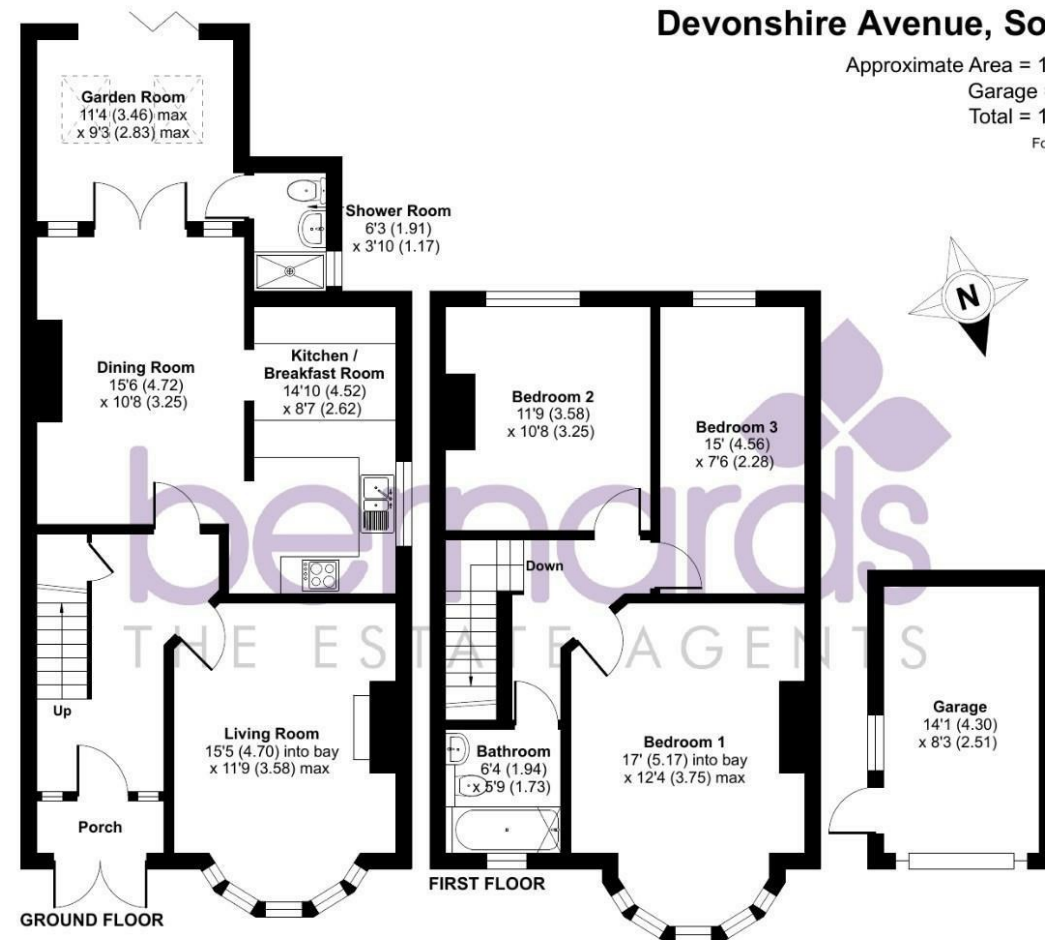


Devonshire Avenue, Southsea, PO4

Approximate Area = 1318 sq ft / 122.4 sq m
Garage = 116 sq ft / 10.7 sq m
Total = 1434 sq ft / 133.1 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: 1276401



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



£425,000

Devonshire avenue, PO4 9EH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LARGE FAMILY HOME
- ❖ 3 BEDROOMS
- ❖ SOCIABLE LAYOUT
- ❖ FIRST FLOOR BATHROOM
- ❖ GOOD SIZE GARDEN
- ❖ GARAGE
- ❖ SOUTH FACING GARDEN
- ❖ POPULAR ROAD
- ❖ DOUBLE BAY
- ❖ CALL TO VIEW

**** LARGE FAMILY HOME WITH GARAGE IN REQUESTED DEVONSHIRE AVENUE ****

We are delighted to offer for sale this double bay and forecourt home in a highly popular location. Offering exceptional size accommodation over two floors, this home is ideal for a family to grow into for years to come

As you step inside you are greeted by a welcoming entrance hall offering access to principal rooms. A formal lounge sits at the front of the property offering a relaxed room to enjoy after a busy day. The heart of the home is the dining room which opens up into

the kitchen space with a small breakfast bar, ideal for you to be cooking whilst little ones are doing their homework. A conservatory has been added at the rear complete with downstairs WC.

On the first floor you will find 3 good size bedrooms and a family bathroom. Outside you have a wide garden to be enjoyed, complete with mature areas and a small pond. A garage can be found at the end of the shared drive. The home sits on the South side of the road giving a southerly aspect garden. Arrange your viewing at the earliest opportunity.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
15'5" x 11'8" (4.70 x 3.58)

DINING ROOM
15'5" x 10'7" (4.72 x 3.23)

KITCHEN
14'9" x 8'7" (4.52 x 2.62)

CONSERVATORY
11'4" x 9'3" (3.46 x 2.83)

SHOWER ROOM
6'3" x 3'10" (1.91 x 1.17)

BEDROOM 1
16'11" x 12'3" (5.17 x 3.75)

BEDROOM 2
11'8" x 10'7" (3.58 x 3.25)

BEDROOM 3
14'11" x 7'5" (4.56 x 2.28)

BATHROOM
6'4" x 5'8" (1.94 x 1.73)

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

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		84
(81-91) B		
(69-80) C	71	
(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		



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

