



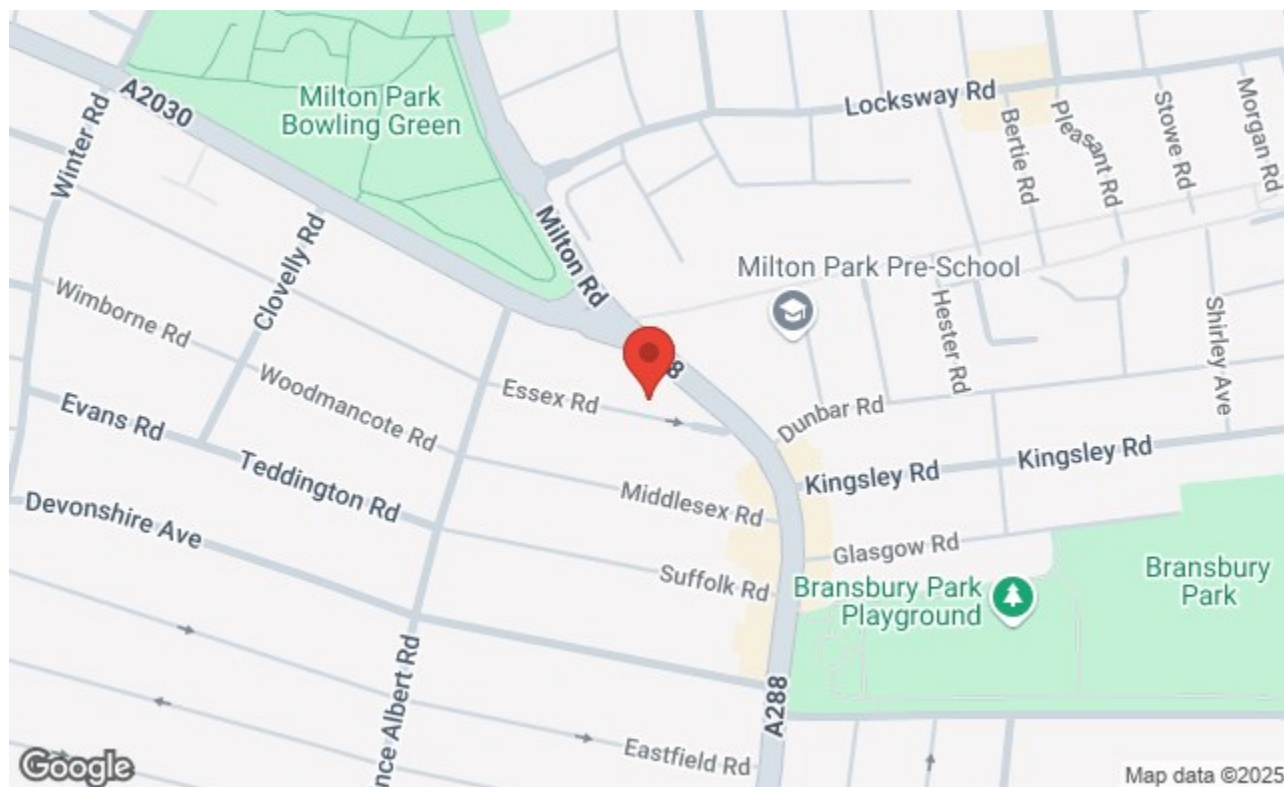
## Essex Road, Southsea, PO4

Approximate Area = 918 sq ft / 85.2 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: 1272759



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



**FOR SALE**

£280,000

Essex Road, Southsea PO4 8DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED FAMILY HOME
- ❖ 3 BEDROOMS
- ❖ LARGE RECEPTION ROOM
- ❖ IMPRESSIVE KITCHEN
- ❖ GROUND FLOOR BATHROOM
- ❖ PLEASANT GARDEN
- ❖ POPULAR LOCATION
- ❖ IDEAL FIRST TIME BUY
- ❖ OFFERED CHAIN FREE
- ❖ CALL TO VIEW

**\*\* LOVELY FAMILY HOME IN REQUESTED LOCATION IDEAL FOR FIRST TIME BUYERS \*\***

We are delighted to bring to market this superb family home in Essex Road. Whether you are a FIRST TIME BUYER or young family making your next move, this home has much to offer.

As you step inside you are greeted by a large front reception room which offers enough space for sofas and dining table. This then moves into a well appointed kitchen and a lovely 4 piece bathroom suite to the rear.

On the first floor you will find 3 double

bedrooms, ideal if you are bringing young ones with you for the move or looking to invest. A low maintenance garden completes the accommodation on offer

The location is hugely popular with it being just off Eastney Road and offering great access down to the seafront. Bransbury Park is close by for children to enjoy or a dog walk. A great opportunity and one that needs to be viewed as soon as possible

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





# PROPERTY INFORMATION

**LIVING ROOM**  
23'3" x 10'0" max (7.09m" x 3.05m" max )

**KITCHEN**  
15'7" x 9'0" max (4.75m" x 2.74m" max )

**BATHROOM**  
8'9" x 8'6" (2.67m" x 2.59m")

**BEDROOM 1**  
13'2" x 11'10" (4.01m" x 3.61m")

**BEDROOM 2**  
11'5" x 9'0" (3.48m" x 2.74m")

**BEDROOM 3**  
10'11" x 7'5" (3.33m" x 2.26m")

**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**

**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                                 |         | 88        |
| (81-91) B                                   | 74      |           |
| (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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