

£250,000

Eastfield Road, Southsea PO4 9EN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 DOUBLE BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ WELL EQUIPPED KITCHEN
- ❖ GROUND FLOOR BATHROOM
- ❖ BAY AND FORECOURT
- ❖ IDEAL FIRST TIME BUY
- ❖ GOOD INVESTMENT
- ❖ LOW MAINTENANCE GARDEN
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

** SUPER FIRST TIME BUY OR INVESTMENT IN POPULAR LOCATION **

We are delighted to offer for sale this great terraced house in popular Eastfield Road. The pleasant home offers an investor a great opportunity or first time buyer a chance to snap up a great opportunity.

The home is traditionally laid out with two reception rooms at the front of the home, a lounge and dining in

whichever order you see fit. The kitchen sits at the rear and has a bathroom tagged onto the end. On the first floor you'll find two double bedrooms and you will also find a well equipped rear garden in keeping with others in the area.

The location is very popular with it being a short distance to Bransbury Park, a parade of shops for the essentials close by and great access to the seafront for a dog walk, quality family time or take in the sea air. A great chance to secure a quality home in a prime area.

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





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PROPERTY INFORMATION

LIVING ROOM

12'8" x 9'10" (3.86m" x 3.00m")

DINING ROOM

9'9" x 9'9" (2.97m" x 2.97m")

KITCHEN

11'7" x 9'11" (3.53m" x 3.02m")

BATHROOM

4'8" x 8'8" (1.42m" x 2.64m")

BEDROOM 1

13'1" x 10'5" (3.99m" x 3.18m")

BEDROOM 2

13'2" x 9'11" (4.01m" x 3.02m")

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 B

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		85
(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		
England & Wales	EU Directive 2002/91/EC	

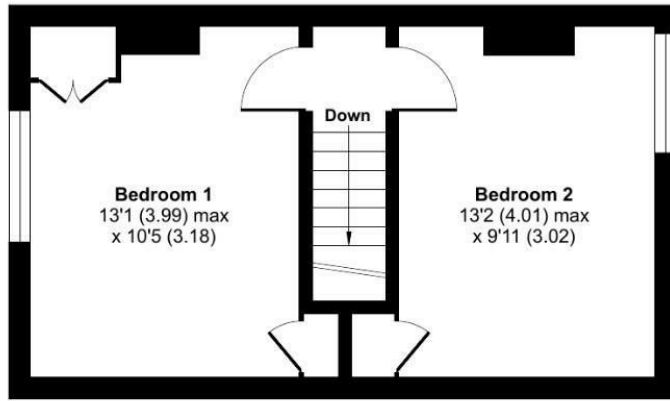




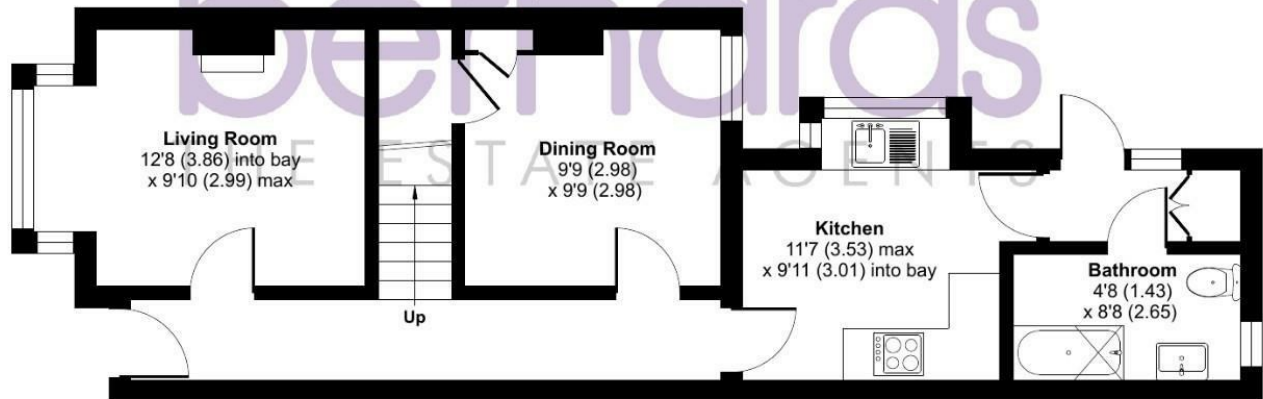
Eastfield Road, Southsea, PO4

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale

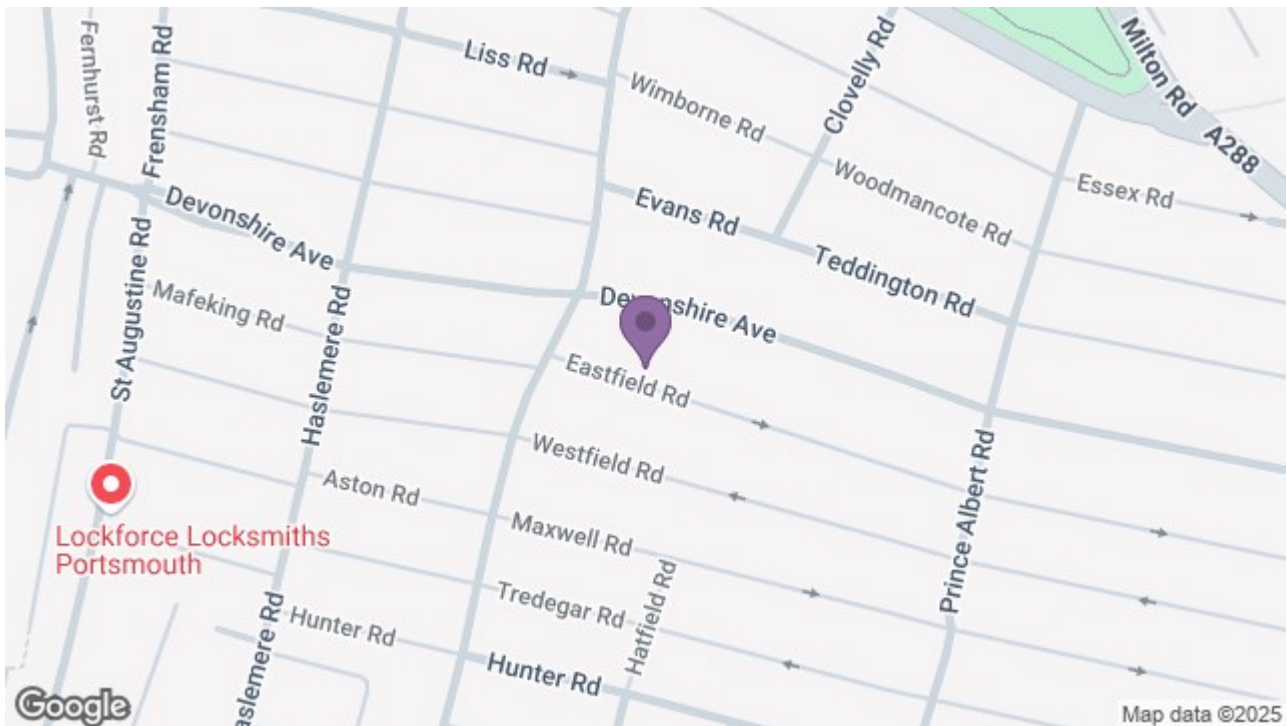


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1275744



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