

£300,000

Brompton Road, Southsea PO4 9AJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUNNING HOME
- ❖ 2 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ FABULOUS KITCHEN
- ❖ LARGE LOUNGE DINER
- ❖ REAR GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**\*\* STUNNING TERRACED HOUSE IN REQUESTED CUL-DE-SAC ROAD IN CENTRAL SOUTHSEA \*\***

We are delighted to bring to market this exceptional terraced home in Brompton Road. Initially a 3 bedroom property, the owners have taken the bathroom upstairs and made some further enhancements to create a home that will make you the envy of friends and family.

A fabulous size lounge diner greets you as you enter and offers an abundance of

space for both sofas and a large dining table. The kitchen sits at the rear and is a superb example of what can be created with the right eye for detail.

The moving of the bathroom to the first floor has enabled a wonderful size suite to be installed whilst still leaving two good size bedrooms. A well maintained rear garden completes the set.

The location is hugely popular with you bring just moments from Albert Road and also a small distance down to the seafront. A wonderful home that must be seen to be fully appreciated

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







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# PROPERTY INFORMATION

## 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.

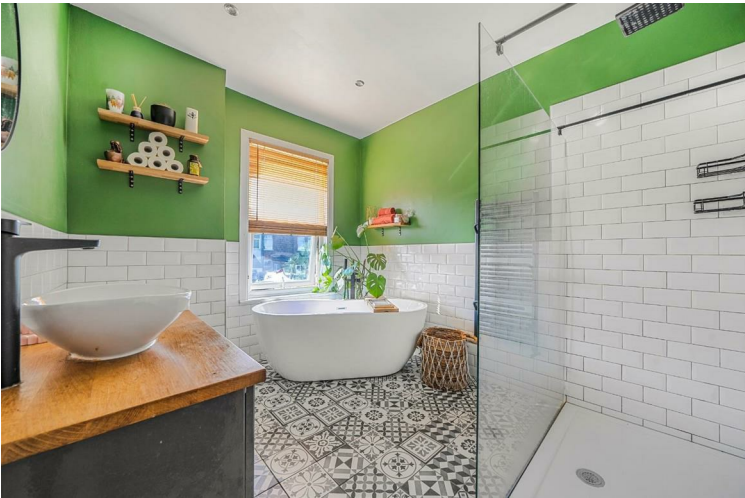
**Lounge/ Dining Room**  
22'4" x 13'1" (6.82 x 4.01)

**Kitchen**  
18'9" x 8'3" (5.74 x 2.54)

**Bedroom One**  
13'1" x 10'11" (3.99 x 3.34)

**Bedroom Two**  
10'11" x 9'11" (3.33 x 3.04)

**Bathroom**  
10'8" x 8'5" (3.26 x 2.58)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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	



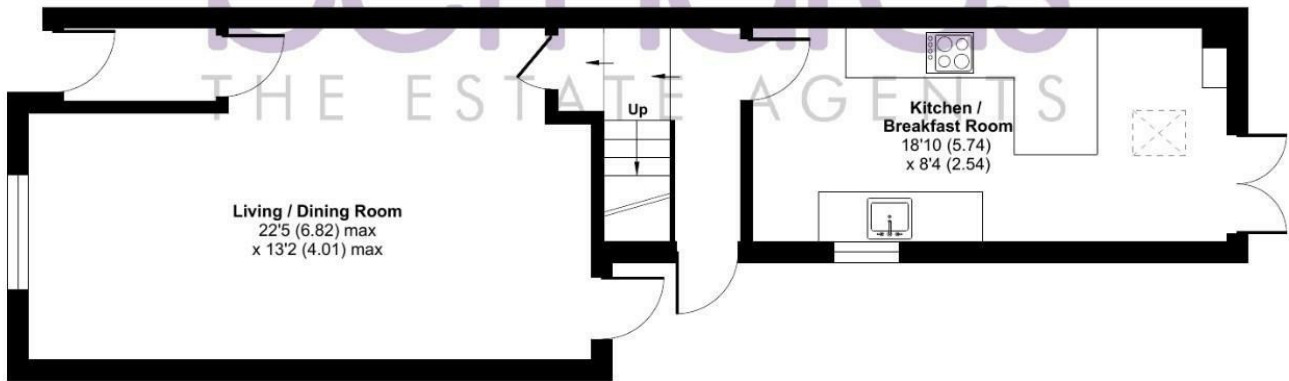
# Brompton Road, Southsea, PO4

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale

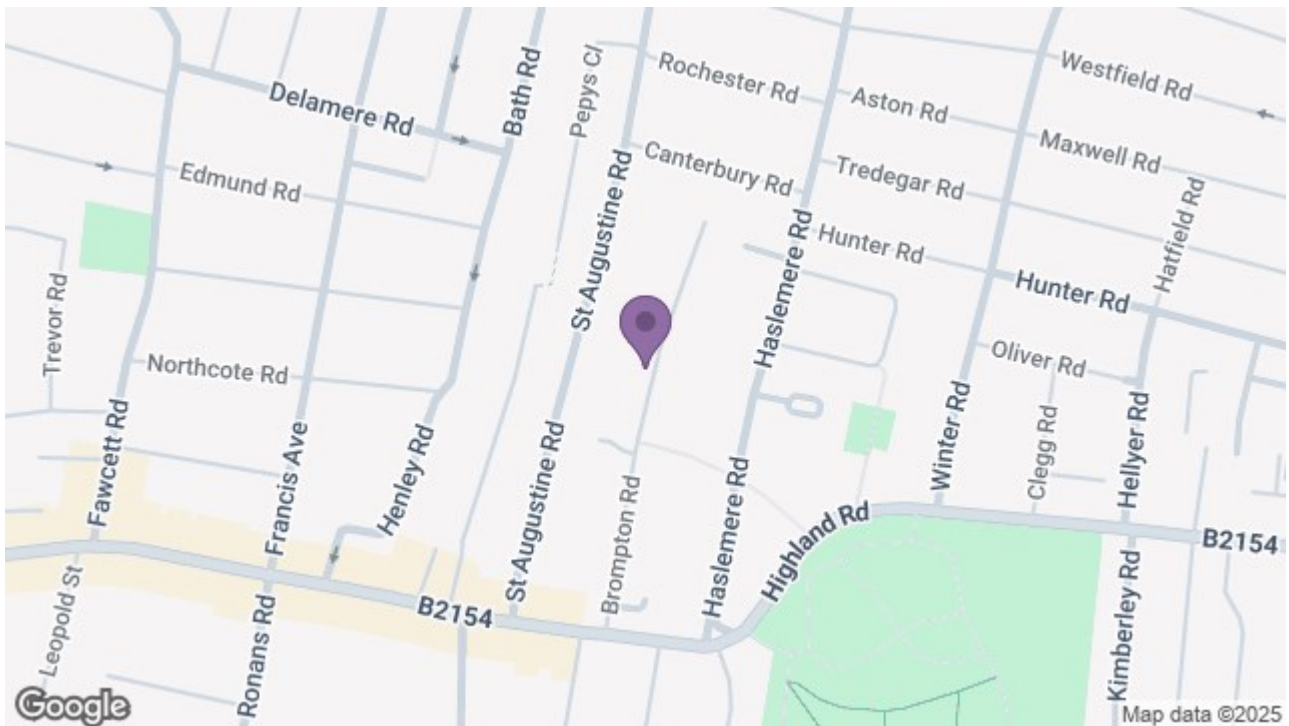


FIRST FLOOR



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: 1267615



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

