

£270,000

Highland Street, Southsea PO4 9NL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FABULOUS TERRACED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ STUNNING CONDITION
- ❖ GROUND FLOOR BATHROOM
- ❖ SUPER GARDEN
- ❖ EASTNEY LOCATION
- ❖ IDEAL FIRST TIME BUY
- ❖ WALK TO SEAFRONT
- ❖ CALL TO VIEW

**** STUNNING HOUSE SITUATED IN A HIGHLY REQUESTED PART OF SOUTHSEA ****

We are delighted to bring to market this great terraced house situated in Highland Street. Whether you are a first time buyer, first mover, buy-to-let investor or looking to downsize, this could be a superb opportunity that can't be missed.

The home itself is the traditional layout for the area. As you kick your shoes off in the small porch area, you'll find a reception room at the front of the home with the stairs splitting the reception areas. The rear reception area opens into the kitchen space creating a nice sociable environment to be enjoyed. This has a lovely finish and skylights allowing light to bellow in. You have access to the

rear garden from this room as well, ideal when the sun shines and you have friends round.

The kitchen is well equipped and leads into the downstairs bathroom like many in the area. With the bathroom being downstairs, you have two genuine double bedrooms, high on the wish list for most buyers. The garden is lovely and low maintenance yet offers enough space to be enjoyed throughout the year.

The location is very popular with it being a short stroll to the seafront and everything that Southsea has to offer. Call today to make your arrangements to view

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

GROUND FLOOR

DINING ROOM

12'1" x 9'11" (3.68m x 3.02m)

LOUNGE

12'0" x 9'11" (3.66m x 3.02m)

KITCHEN

11'6" x 8'10" (3.51m x 2.69m)

BATHROOM

7'2" x 4'11" (2.18m x 1.50m)

FIRST FLOOR

BEDROOM 1

12'0" x 10'3" (3.66m x 3.12m)

BEDROOM 2

12'1" x 10'0" (3.68m x 3.05m)

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.

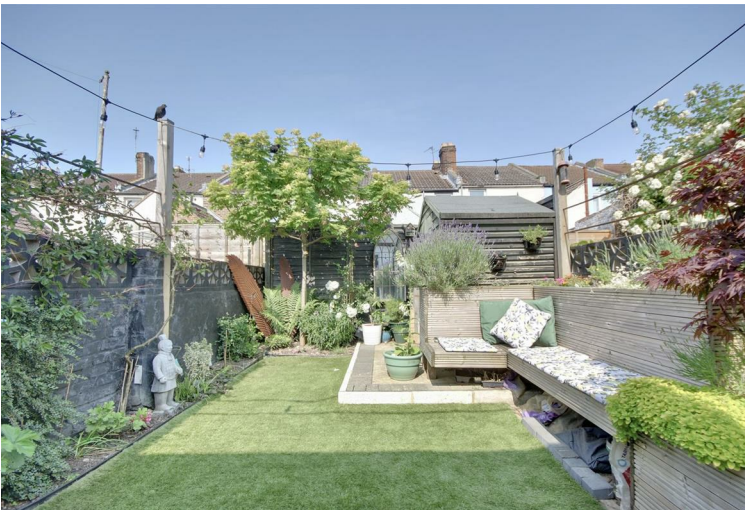
Solicitor

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.

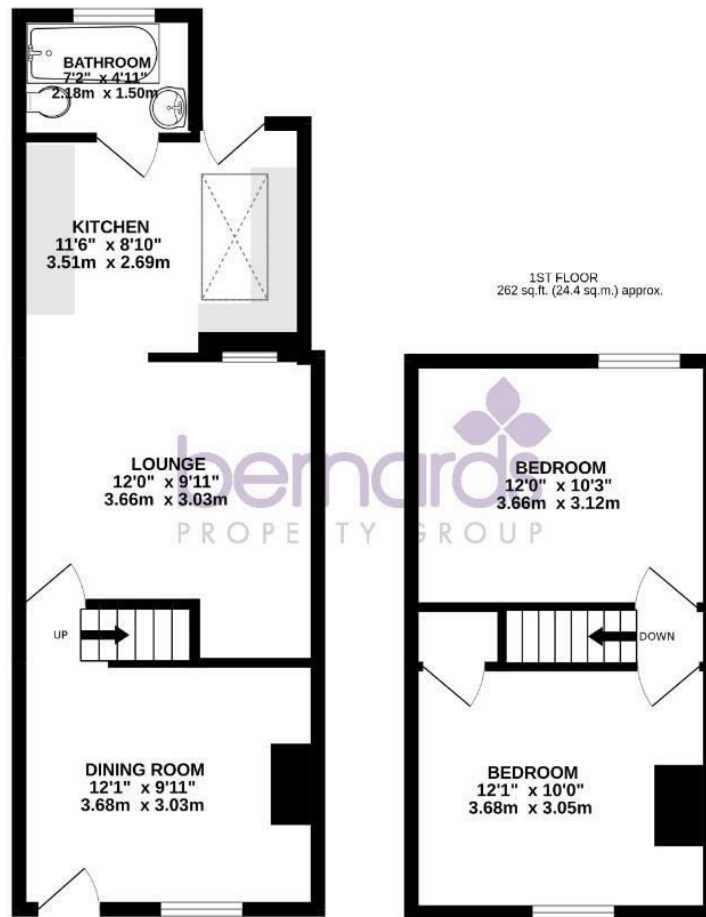
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



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



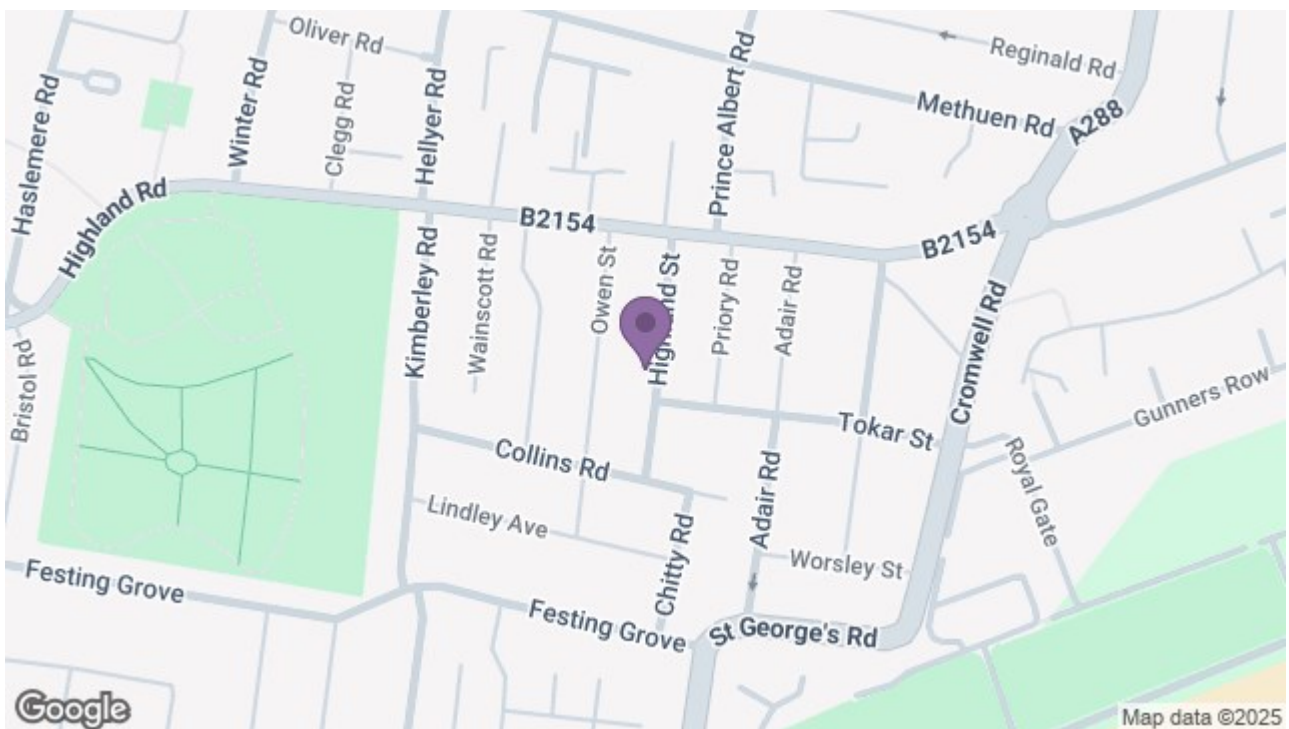
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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