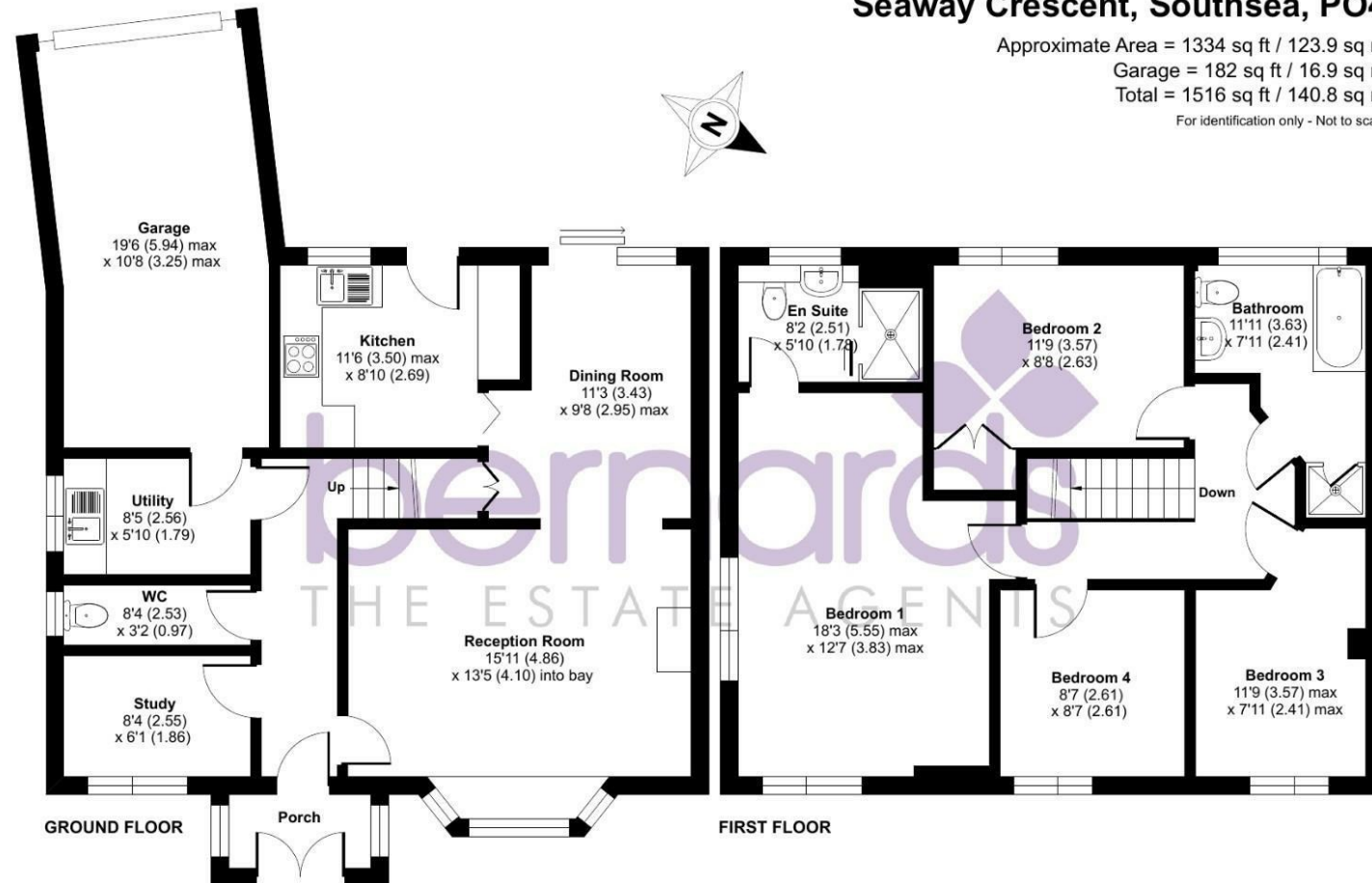
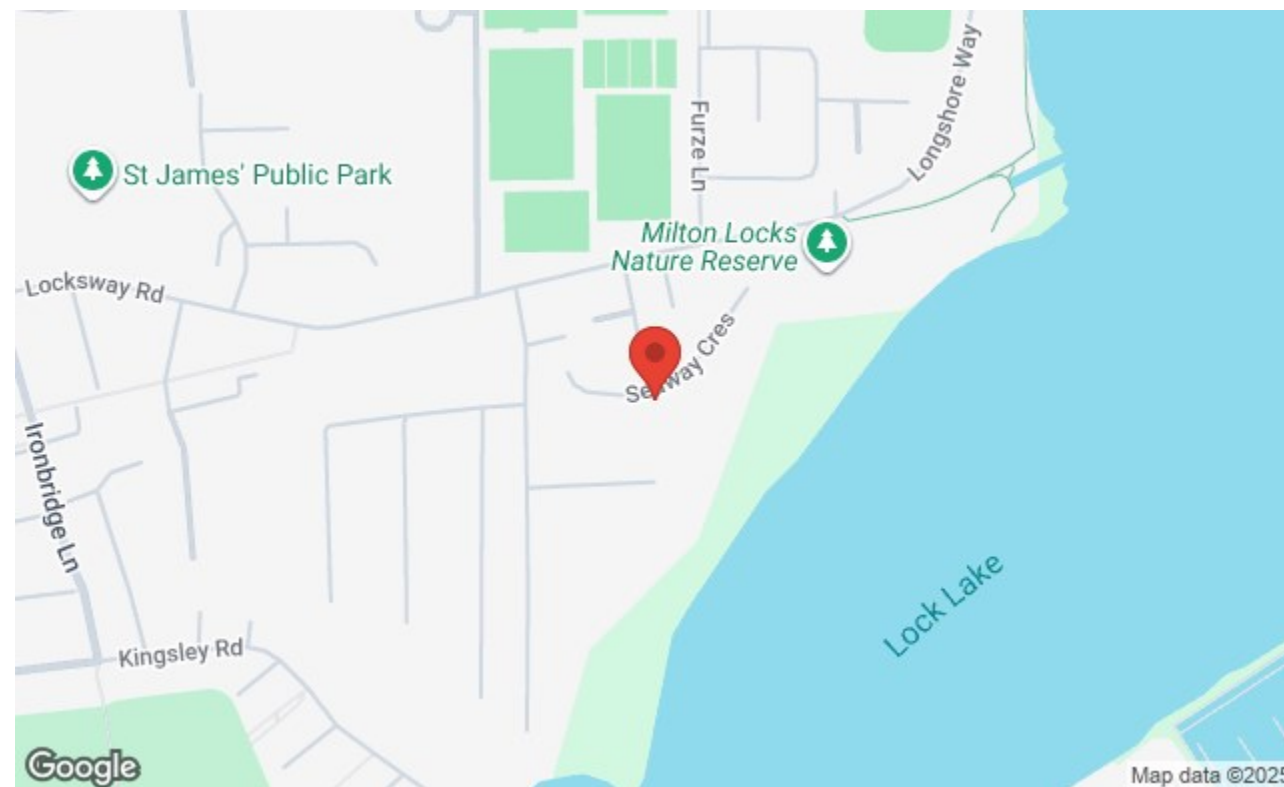


Seaway Crescent, Southsea, PO4

Approximate Area = 1334 sq ft / 123.9 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1516 sq ft / 140.8 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: 1336568



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



Offers In Excess Of £425,000

Seaway Crescent, Southsea PO4 8LL

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THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- ❖ WONDERFUL FAMILY HOME
- ❖ FOUR BEDROOM HOUSE
- ❖ END OF TERRACE
- ❖ GARAGE
- ❖ TWO BATHROOMS
- ❖ GOOD SIZE GARDEN
- ❖ IDEAL FOR FAMILIES
- ❖ REQUESTED LOCATION
- ❖ CLOSE TO PARKS
- ❖ CALL TO VIEW

****FOUR BEDROOM TERRACED HOME WITH GARAGE & PARKING****

Welcome to Seaway Crescent and this wonderful four bedroom family home located in the ever popular Eastney area. This property is ideal for growing families needing extra space inside and out.

The downstairs area of this home has everything on offer, starting with a sizable forecourt. A large living room, with a bay window, is located at the front of the house with a dining room and kitchen flowing nicely providing plenty of space. There is also the addition of a study, utility room with a

downstairs W/C. There is a good size low maintenance rear garden and completing the ground floor is a large garage with a parking space behind.

As you head upstairs you have four double bedrooms, all offering ample space. The master bedroom boasts dual aspect windows allowing plenty of light into the rooms as well as an en suite shower room. Finalising the home is a large four piece family bathroom.

This home has to be viewed to appreciate not only the size but what the property has to offer.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



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!

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.

PROPERTY TENURE

Freehold

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.

RECEPTION ROOM

15'11" x 13'5" (4.86 x 4.10)

DINING ROOM

11'3" x 9'8" (3.43 x 2.95)

KITCHEN

11'5" x 8'9" (3.50 x 2.69)

STUDY

8'4" x 6'1" (2.55 x 1.86)

W/C

8'3" x 3'2" (2.53 x 0.97)

UTILITY ROOM

8'8" x 5'10" (2.66 x 1.79)

GARAGE

19'5" x 10'7" (5.94 x 3.25)

BEDROOM ONE

18'2" x 12'6" (5.55 x 3.83)

EN SUITE

8'2" x 5'10" (2.51 x 1.78)

BEDROOM TWO

11'8" x 8'7" (3.57 x 2.63)

BEDROOM THREE

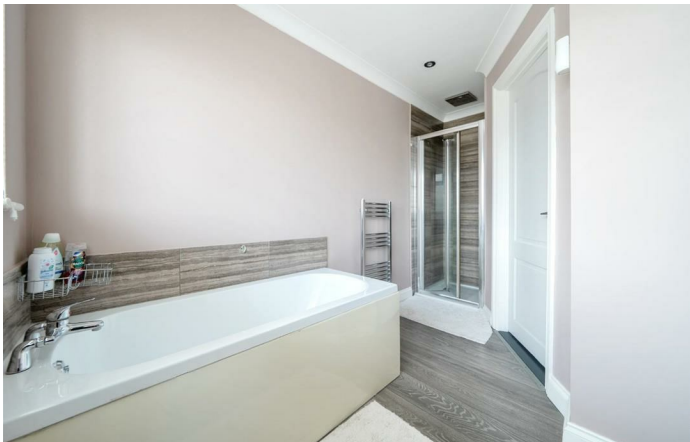
11'8" x 7'10" (3.57 x 2.41)

BEDROOM FOUR

8'6" x 8'6" (2.61 x 2.61)

BATHROOM

11'10" x 7'10" (3.63 x 2.41)



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		
EU Directive 2002/91/EC		
England & Wales		



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