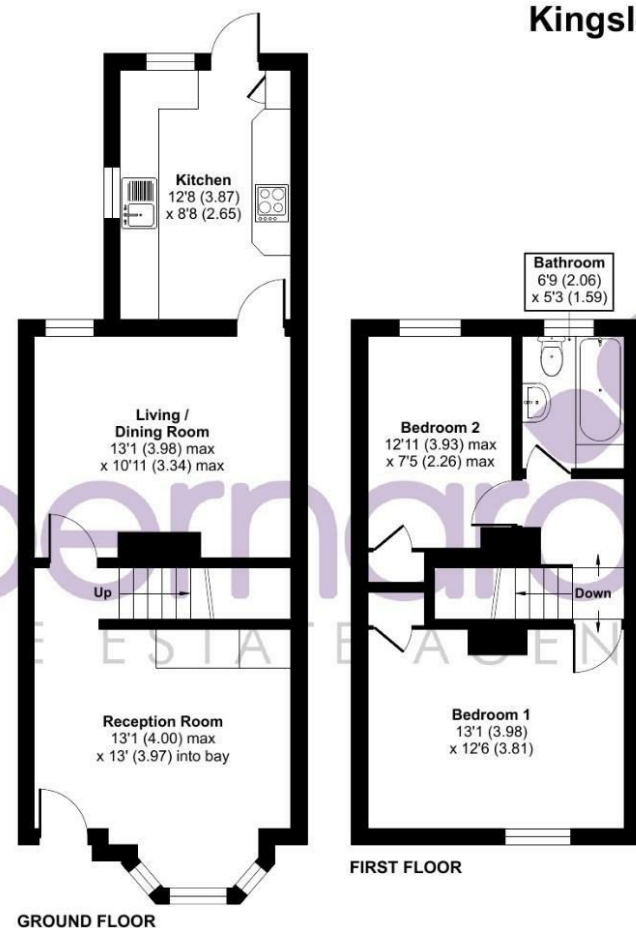




Kingsley Road, Southsea, PO4

Approximate Area = 789 sq ft / 73.3 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1356562



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



£260,000

Kingsley Road, Southsea PO4 8HJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ NEUTRAL DECORATION
- ❖ LOCAL AMENITIES
- ❖ CLOSE TO SCHOOLS
- ❖ CLOSE TO PARKS
- ❖ CALL TO VIEW

*TWO BEDROOM TERRACED HOUSE**UPSTAIRS BATHROOM**

We are delighted to bring to market this two bedroom family home in Kingsley Road, a sought after Eastney location.

On the ground floor there are two good size reception rooms offering plenty of space for a family with one easily being transitioned into a dining room. The extended kitchen is at the rear of the property with a low maintenance garden.

Upstairs you have the master bedroom and a comfortable single bedroom as the home benefits from an upstairs three piece bathroom. Decorated neutrally throughout the property has a light and airy feel, a great first time buy or investment purchase.

Kingsley Road is close to the local schools and a short walk to both the park and amenities with good transport links across Southsea or out onto the M27.

Call to view!

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 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.

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

13'1" x 13'0" (4.00 x 3.97)

RECEPTION ROOM TWO

13'0" x 10'11" (3.98 x 3.34)

KITCHEN

12'8" x 8'8" (3.87 x 2.65)

BEDROOM ONE

13'0" x 12'5" (3.98 x 3.81)

BEDROOM TWO

12'10" x 7'4" (3.93 x 2.26)

BATHROOM

2.06x1.59

(0.61m.1.83mx0.30m.17.98m)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



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