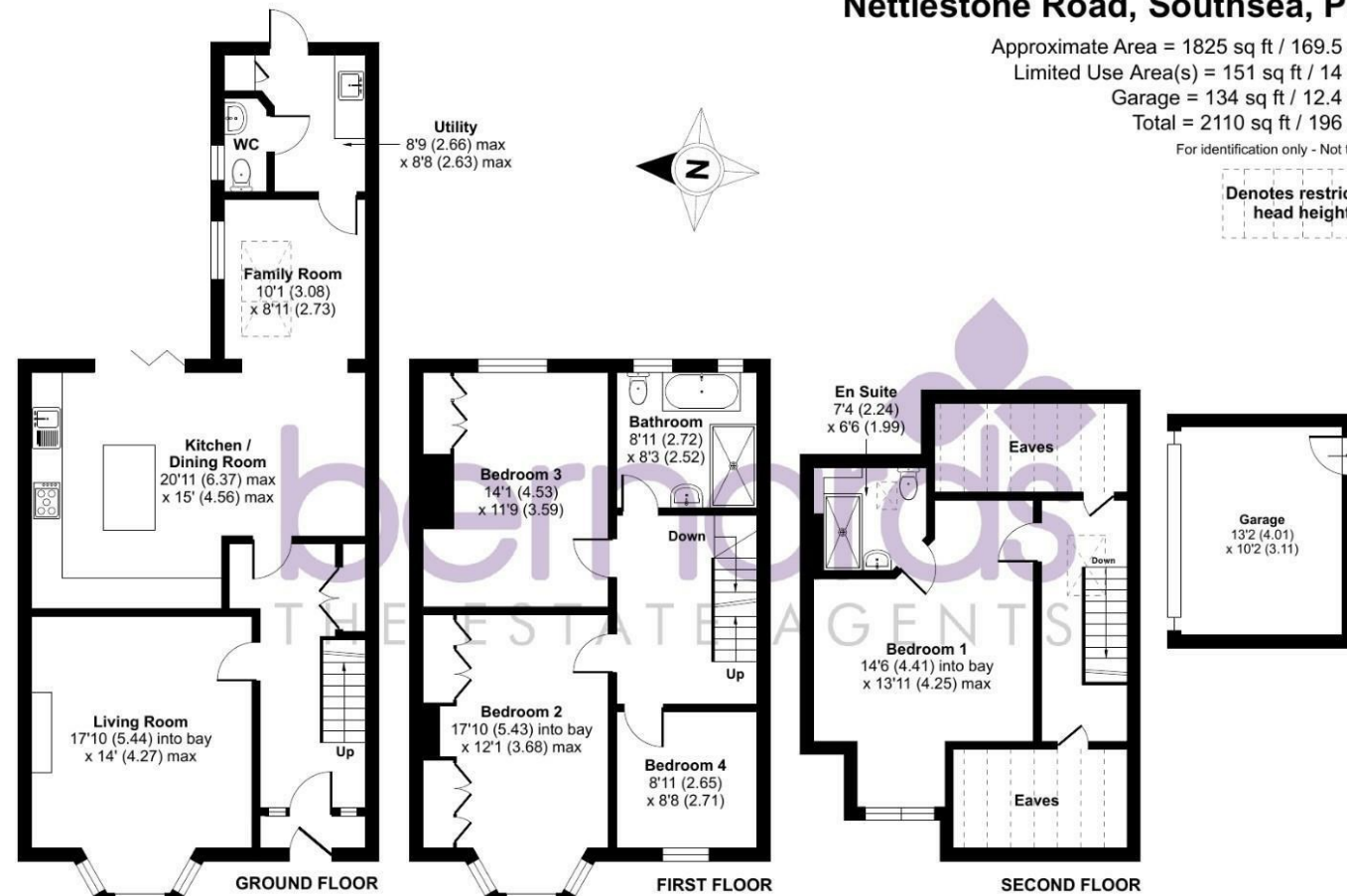


Nettlestone Road, Southsea, PO4

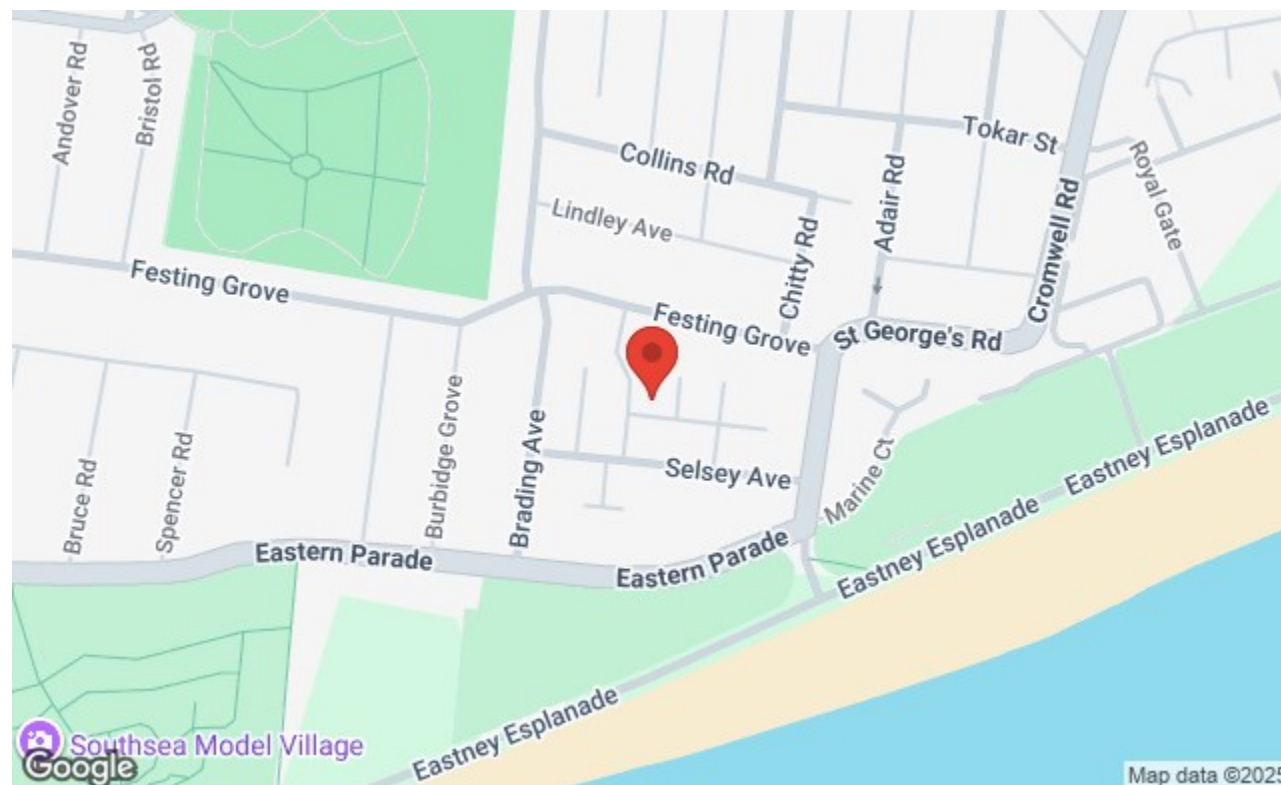
Approximate Area = 1825 sq ft / 169.5 sq m
 Limited Use Area(s) = 151 sq ft / 14 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 2110 sq ft / 196 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichem 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1288705



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



FOR SALE

£725,000

Nettlestone Road, Southsea PO4 9QN

bernards
THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- ❖ FABULOUS PERIOD HOME
- ❖ SET OVER 3 FLOORS
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ CHARACTER FEATURES
- ❖ REAR ACCESS TO GARAGE
- ❖ REQUESTED COASTAL POSITION
- ❖ IDEAL FAMILY HOME
- ❖ NO ONWARD CHAIN

**** EXCEPTIONAL FAMILY HOME SITUATED IN REQUESTED ROAD JUST MOMENTS FROM SOUTHSEA SEAFRONT ****

We are delighted to bring to market this fabulous family home nestled away in Nettlestone Road. Offered with NO CHAIN and just a couple of roads away from the seafont, this period home is bursting with the perfect blend of character features and modern décor that most families crave.

Offering over 2000 square feet of accommodation, this expansive family home is a joy to behold. A beautiful lounge at the front adorned with a feature fireplace is a great start to the home. At the rear you have a vast open plan kitchen / dining / family area complete with island. This is

without doubt the heart of the home and where you will spend the bulk of your time. A utility and WC only add to the flow.

Over the top 2 floors of the property, you will find 4 generous bedrooms, the master bedroom at the top being serviced by an en-suite bathroom, complimented further by a lovely family bathroom on the first floor. This truly is a wonderful family home that ticks all those must have boxes.

The location is second to none. You are two roads away from the seafont with the popular Tenth Hole cafe, boardwalk and Southsea Pier all within striking distance. A lovely property that simply must be viewed

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



PROPERTY INFORMATION

GROUND FLOOR

LIVING ROOM
17'10" x 14'00" (5.44m x 4.27m)

KITCHEN / DINING ROOM
20'11" x 15'0" (6.38m x 4.57m)

FAMILY ROOM
10'1" x 8'11" (3.07m x 2.72m)

UTILITY ROOM
8'9" x 8'8" (2.67m x 2.64m)

WC

FIRST FLOOR

BEDROOM 2
17'10" x 12'1" (5.44m x 3.68m)

BEDROOM 3
14'1" x 11'9" (4.29m x 3.58m)

BEDROOM 4
8'8" x 8'11" (2.64m x 2.72m)

BATHROOM
8'11" x 8'3" (2.72m x 2.51m)

SECOND FLOOR

BEDROOM 1
14'6" x 13'11" (4.42m x 4.24m)

EN-SUITE
7'4" x 6'6" (2.24m x 1.98m)

EAVES STORAGE SPACE

OUTSIDE

REAR GARDEN

GARAGE

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 F
BAND F

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.

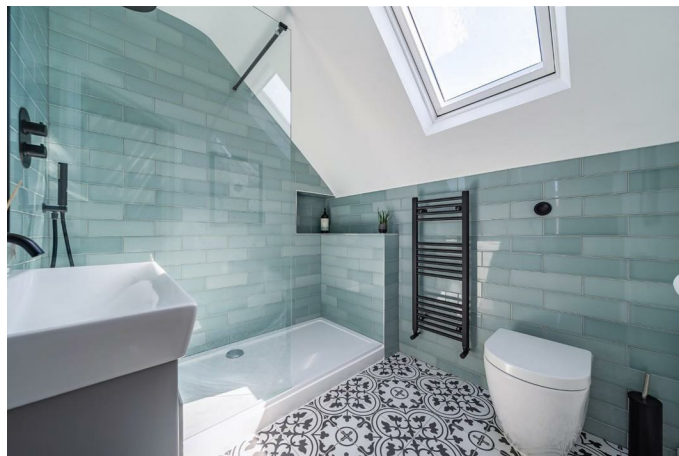
SOLICITOR

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		
EU Directive 2002/91/EC	44	57
England & Wales		



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

