

£315,000

Morley Road, Southsea PO4 9PD

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ STUNNING KITCHEN
- ❖ IDEAL FIRST TIME BUY
- ❖ REQUESTED LOCATION
- ❖ CLOSE TO SEAFRONT
- ❖ LOVELY CONDITION
- ❖ LOW MAINTENANCE GARDEN
- ❖ CALL TO VIEW

**** EXCEPTIONAL HOME SITUATED IN
REQUESTED EASTNEY LOCATION
CLOSE TO SEAFRONT ****

We are delighted to bring to market this lovely presented home in Morley Road, Eastney. Having been transformed in recent times, the current owners have made some superb changes, none more so than the lovely kitchen dining area that is a joy to behold.

Unlike many, you have a huge benefit of having bathroom facilities on both floors.

There are 3 bedrooms on the first floor, one currently used as a work from home space as many crave these days. A cosy lounge sits at the front of the property and there is a low maintenance garden that only adds to the appeal.

This home also benefits from a hugely popular location that appeals to many. Tucked away yet offering a short stroll to the seafront and central areas for the abundance of cafes, bars and restaurants, this is a home that is sure to attract huge interest. Please call to view

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





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PROPERTY INFORMATION

LOUNGE

11'1" x 9'7" (3.38m x 2.92m")

KITCHEN / DINER

22'8" x 12'10" max (6.91m x 3.91m max)

BATHROOM

8'7" x 5'11" (2.62m x 1.80m")

BEDROOM 1

12'10" x 11'2" (3.91m x 3.40m")

BEDROOM 2

10'7" x 9'11" (3.23m x 3.02m")

BEDROOM 3

8'9" x 5'7" (2.67m x 1.70m")

SHOWER ROOM

5'10" x 5'5" (1.78m x 1.65m")

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.

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.

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.

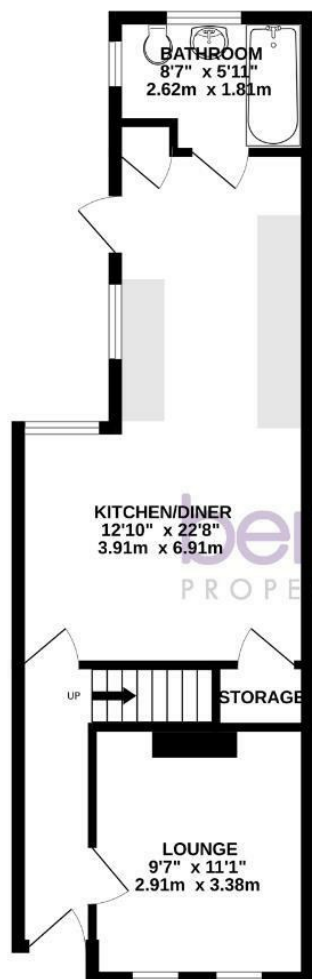
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



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
458 sq.ft. (42.6 sq.m.) approx.

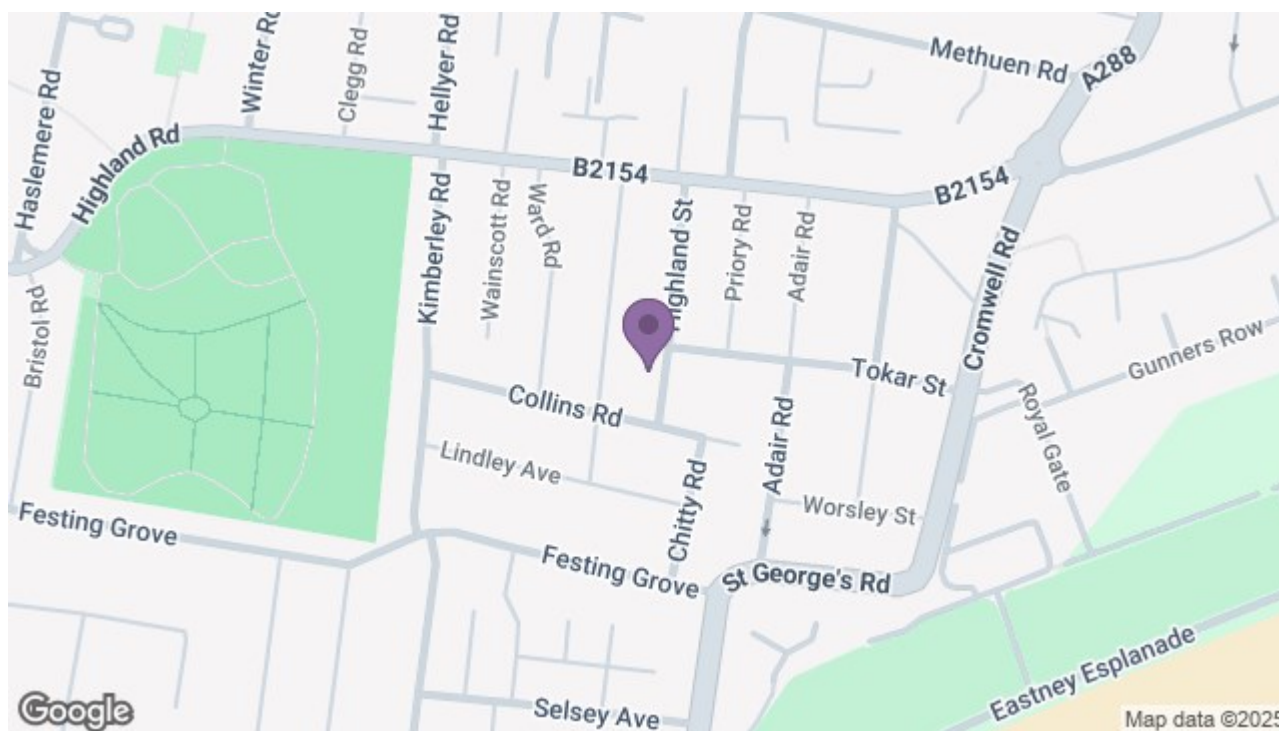


1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

