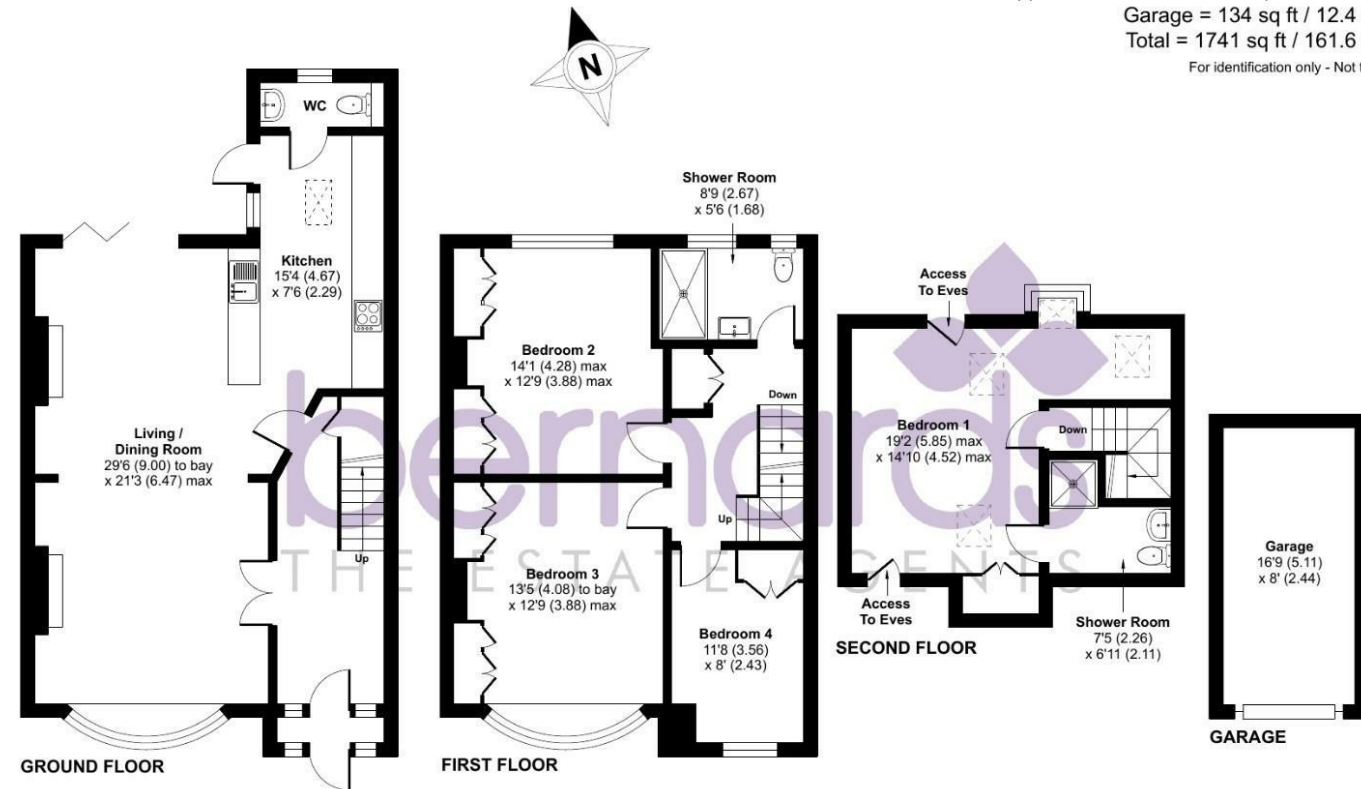
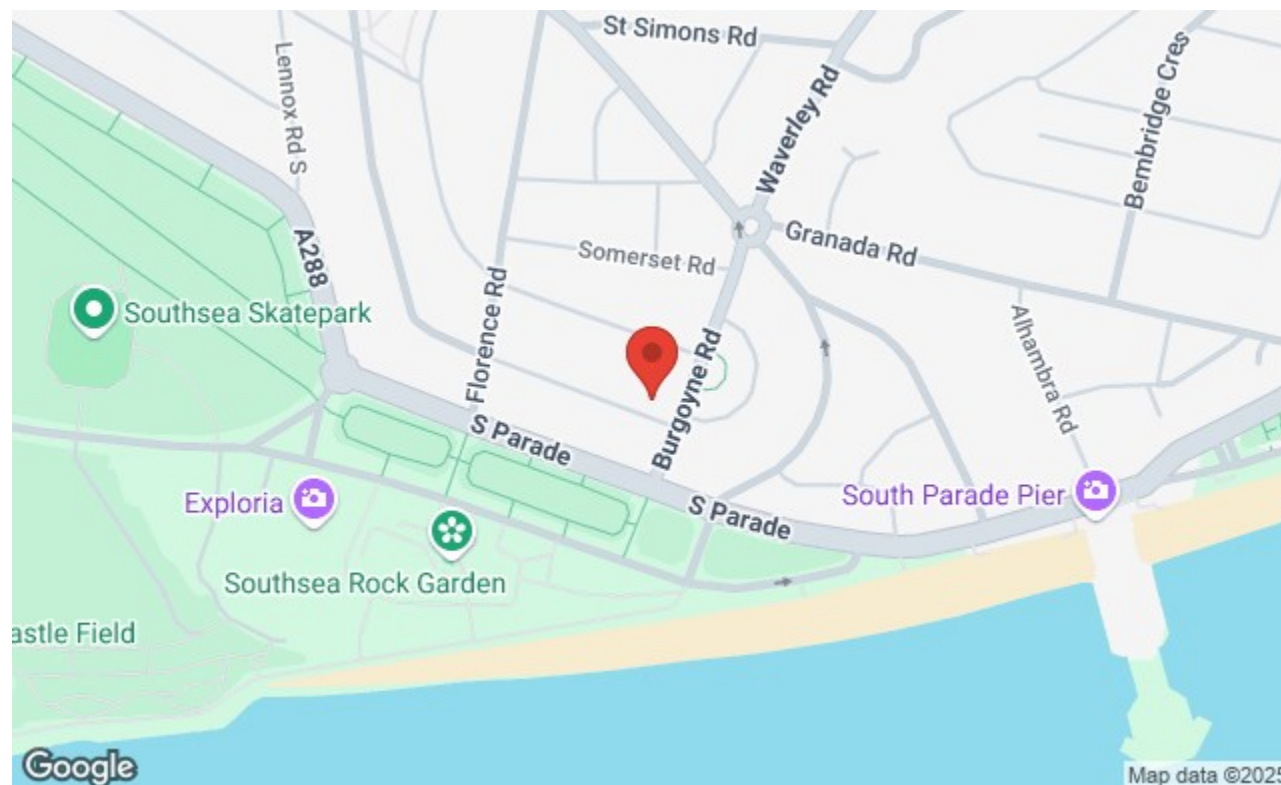


## Clarence Road, Southsea, PO5

Approximate Area = 1607 sq ft / 149.2 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 1741 sq ft / 161.6 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1264447



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



£600,000

Clarence Road, Southsea PO5 2LG

**bernards**  
THE ESTATE AGENTS



4 2 1

## HIGHLIGHTS

- ❖ STUNNING TERRACED HOME
- ❖ 4 BEDROOMS
- ❖ CHAIN FREE
- ❖ OPEN PLAN LIVING/ DINING
- ❖ OVER THREE FLOORS
- ❖ TWO BATHROOM
- ❖ GARAGE
- ❖ MOMENTS FROM SEAFRONT
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**\*\*BEAUTIFULLY PRESENTED FAMILY HOME JUST MOMENTS FROM THE SEAFRONT WITH PRIVATE GARAGE\*\***

An exciting opportunity to purchase a superb four-bedroom family home in one of Southsea's most sought-after locations. Just a short stroll from the seafront and Southsea Common, this elegant property is offered chain-free and is move-in ready—perfect for buyers seeking space, style and convenience.

Set across three floors, this attractive terraced house combines classic charm with contemporary living. The welcoming entrance hall flows through to a stunning open-plan kitchen, dining and living space—ideal for modern family life and entertaining. Large windows allow natural light to pour through, giving the ground floor a wonderfully bright and airy feel throughout. A handy downstairs WC and a low-maintenance

rear garden further enhance the home's appeal, while the rare benefit of a private garage adds exceptional practicality.

On the first floor, you'll find two generously proportioned double bedrooms, including one with a feature bay window, along with a versatile third bedroom or home office. A recently fitted shower room and useful hallway storage complete this level. The top floor is dedicated to a spacious principal bedroom with its own en-suite shower room.

This is a fantastic opportunity to secure a spacious, well-located home just moments from the coast. Early viewing is highly recommended to avoid missing out. OFFERED CHAIN FREE

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING/ DINING ROOM**  
29'6" x 21'2" (9.00 x 6.47)

**KITCHEN**  
15'3" x 7'6" (4.67 x 2.29)

**BEDROOM ONE**  
19'2" x 14'9" (5.85 x 4.52)

**BEDROOM TWO**  
14'0" x 12'8" (4.28 x 3.88)

**BEDROOM THREE**  
13'4" x 12'8" (4.08 x 3.88)

**BEDROOM FOUR**  
11'8" x 7'11" (3.56 x 2.43)

**BATHROOM**  
8'9" x 5'6" (2.67 x 1.68)

**ENSUITE**  
7'4" x 6'11" (2.26 x 2.11)

**GARAGE**  
16'9" x 8'0" (5.11 x 2.44)

**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!

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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