

£725,000

Festing Grove, Southsea PO4 9QE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LARGE SOUTHSEA HOME
- ❖ OVER 4 FLOORS
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ GARDEN WITH REAR ACCESS
- ❖ STUDY FOR HOMEWORKERS
- ❖ EXTENDED ACCOMODATION
- ❖ LARGE MASTER BEDROOM
- ❖ WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

**** LARGE FAMILY HOME SITUATED IN POPULAR ROAD JUST MOMENTS FROM SOUTHSEA SEAFRONT ****

We are delighted to bring to market this fabulous family home nestled away in Festing Road. Situated just a couple of roads away from the seafront, this period home is bursting with the perfect blend of character features and modern décor that most families crave.

Offering over 1900 square feet of accommodation, this expansive family home is a joy to behold. A beautiful lounge at the front is a great start to the home which spills into another generous dining room. At the rear you have a great size open plan kitchen / 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 study, 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 was originally a 5 bedroom home so space is in abundance. Outside there is a low maintenance rear garden with rear access via Chitty Road which is hugely convenient.

The location is second to none. You are moments away from the seafront 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.bernardsea.co.uk





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PROPERTY INFORMATION

CELLAR

GROUND FLOOR

LOUNGE AREA

16'0" x 13'3" (4.88m" x 4.04m")

DINING ROOM

15'1" x 10'7" (4.60m" x 3.23m")

STUDY

11'7" x 8'7" (3.53m" x 2.62m")

KITCHEN BREAKFAST ROOM

18'3" x 14'2" (5.56m" x 4.32m")

UTILITY

7'3" x 4'10" (2.21m" x 1.47m")

FIRST FLOOR

BEDROOM 2

15'11" x 13'3" (4.85m" x 4.04m")

BEDROOM 3

15'0" x 10'6" (4.57m" x 3.20m")

BEDROOM 4

11'7" x 8'8" (3.53m" x 2.64m")

BATHROOM

6'9" x 5'10" (2.06m" x 1.78m")

SECOND FLOOR

BEDROOM 1

24'3" x 15'6" max (7.39m" x 4.72m" max)

SHOWER ROOM

6'11" x 5'8" (2.11m" x 1.73m")

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 E

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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		
	73	82
England & Wales	EU Directive 2002/91/EC	

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Festing Grove, Southsea, PO4

Approximate Area = 1832 sq ft / 170.1 sq m

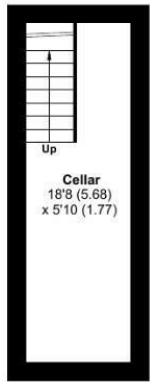
Limited Use Area(s) = 87 sq ft / 8 sq m

Total = 1919 sq ft / 178.2 sq m

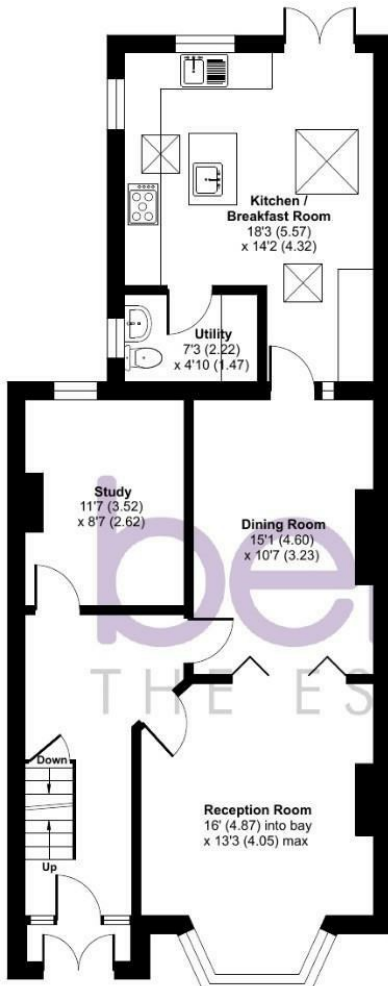
For identification only - Not to scale



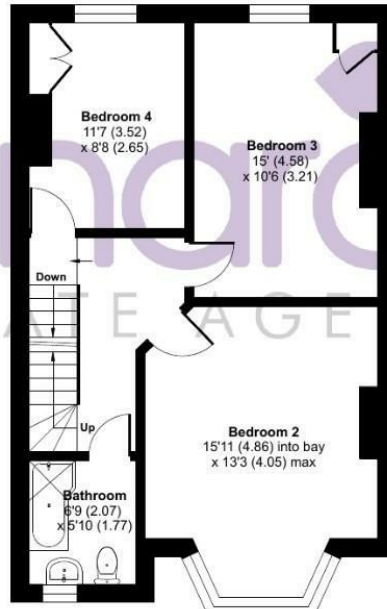
Denotes restricted head height



CELLAR



GROUND FLOOR

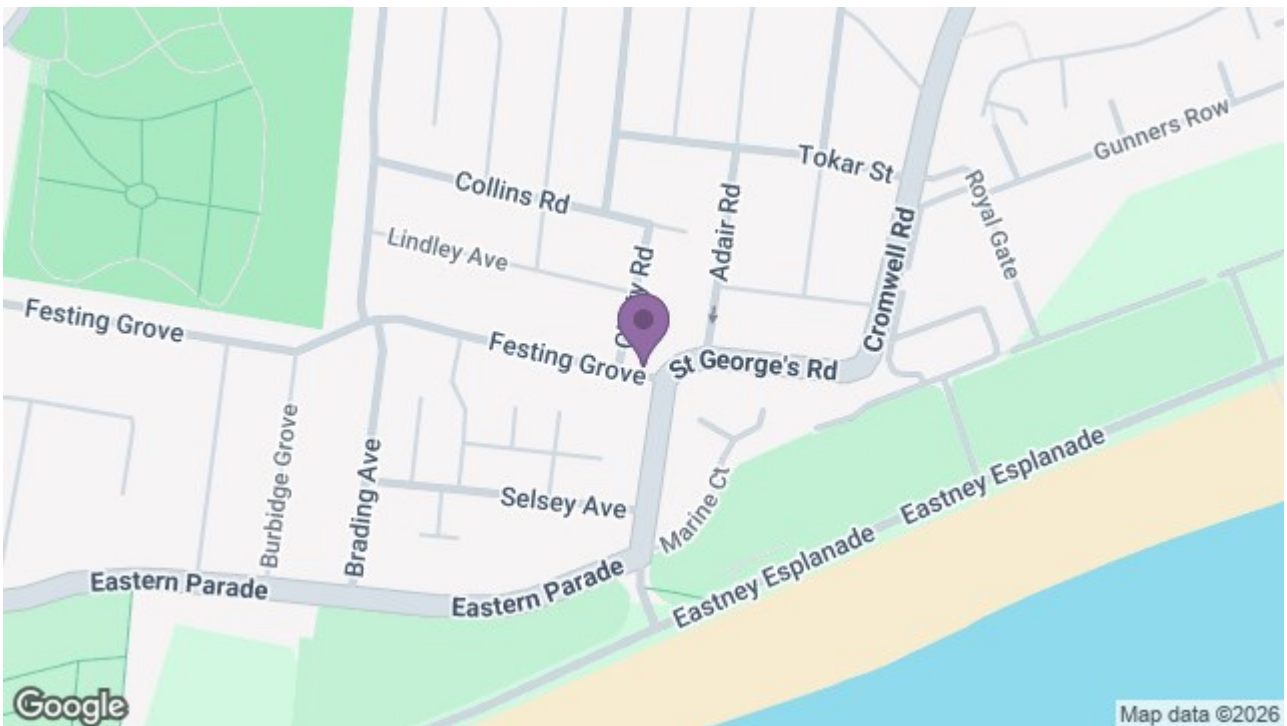


FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1438532



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