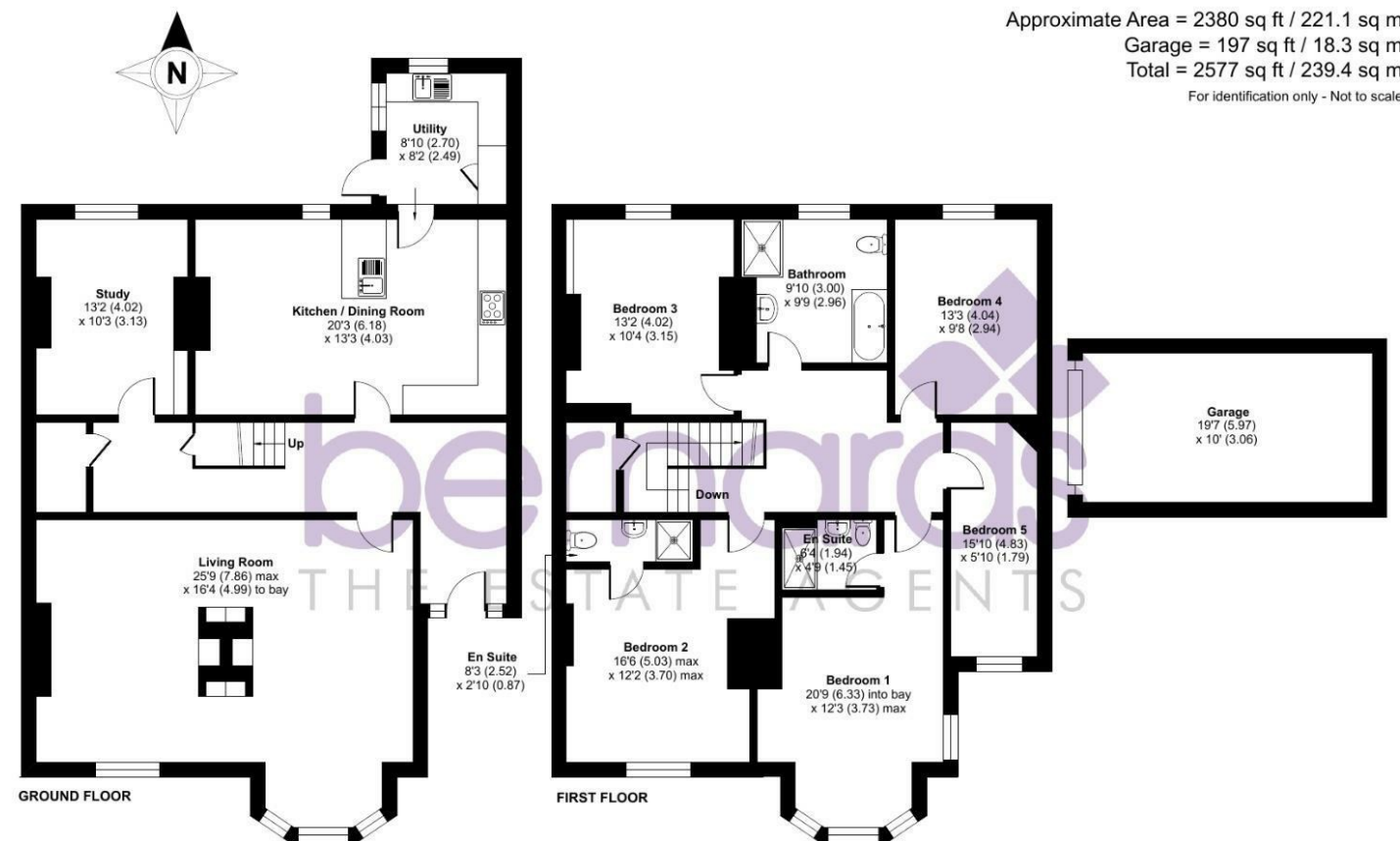
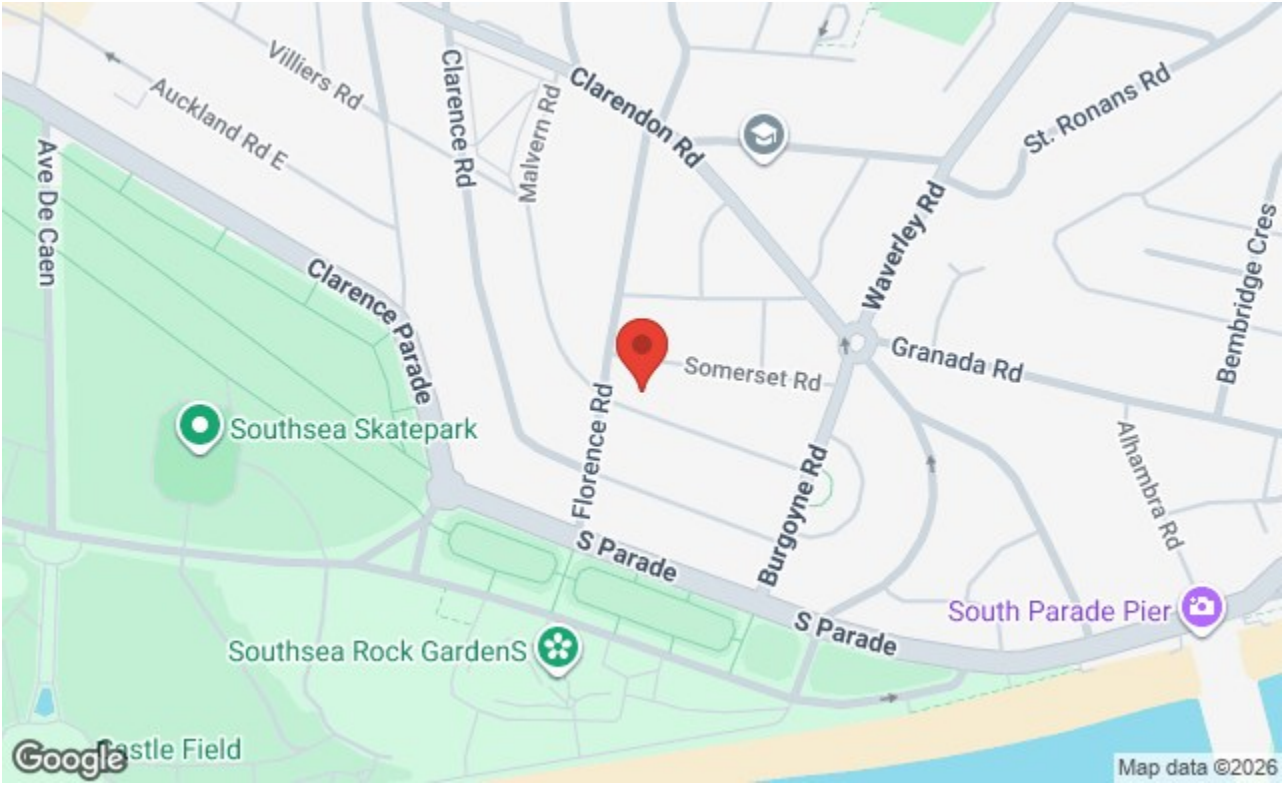




Beach Road, Southsea, PO5
Approximate Area = 2380 sq ft / 221.1 sq m
Garage = 197 sq ft / 18.3 sq m
Total = 2577 sq ft / 239.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1500215



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



Price Guide £625,000
Beach Road, Southsea PO5 2JH



HIGHLIGHTS

- NO FORWARD CHAIN & VACANT POSSESSION
- SUBSTANTIAL FIVE BEDROOM VICTORIAN FAMILY HOME
- OVER 2,570 SQ FT OF ACCOMMODATION ARRANGED OVER JUST TWO FLOORS
- PRIME LOCATION JUST MOMENTS FROM SOUTHSEA SEAFRONT, PALMERSTON ROAD & AN ARRAY OF INDEPENDENT CAFÉS, BARS & RESTAURANTS
- PERIOD CHARACTER THROUGHOUT WITH SUPERB FINISH !
- FIVE GENEROUS BEDROOMS INCLUDING TWO WITH EN-SUITES
- SEPARATE UTILITY ROOM & GROUND FLOOR W.C.
- RECENTLY REDECORATED THROUGHOUT WITH BRAND NEW CARPETS
- REPLACEMENT SASH WINDOWS & MODERN GAS BOILER
- GARAGE & OFF ROAD PARKING AT THE REAR

**** A SUPERB OPPORTUNITY TO PURCHASE A SUBSTANTIAL FAMILY HOME JUST MOMENTS FROM SOUTHSEA SEAFRONT ****

We are delighted to offer to the market, with NO FORWARD CHAIN and VACANT POSSESSION, this exceptional five-bedroom Victorian family home, occupying a prominent corner plot on the highly sought-after Beach Road. If you've been waiting for a substantial period home just moments from Southsea seafront, then this could be the property for you !

Offering over 2,570 sq ft of beautifully proportioned accommodation, arranged over just two floors, the property is full of character, from its beautiful entrance hall and generous room sizes throughout. Having remained in the same ownership for around 20 years, opportunities like this are exceptionally rare.

Absolute PRIME location, with the beach literally at the end of the road. Waitrose, Palmerston Road and an excellent selection of independent cafés, bars and restaurants are all within a short walk, while the newly improved Esplanade will further enhance this already outstanding location.

Recently redecorated throughout with brand new carpets, replacement sash windows (within the last five years) and a

new gas boiler installed in recent years, this outstanding home is ready for its next chapter.

The accommodation centres around a superb 20ft open-plan kitchen/dining room, complemented by a separate 25ft living room with feature log-burner, a versatile additional reception room ideal as a formal dining room or home office, utility room and ground floor W.C.

Upstairs are five generous bedrooms, including a main bedroom with en-suite, additional bedroom with en-suite and a further three bedrooms and main family bathroom.

Outside, the private courtyard garden is ideal for those looking for a low-maintenance outdoor space, while the substantial garage with doors at either end is an absolute gem and a feature that's incredibly hard to find this close to the seafront.

An early viewing is highly recommended !

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



PROPERTY INFORMATION

- LIVING ROOM
- KITCHEN/DINER
- OFFICE/ADDITIONAL RECEPTION
- UTILITY
- BEDROOM ONE
- EN-SUITE TO BEDROOM ONE
- BEDROOM TWO
- EN-SUITE TO BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- MAIN BATHROOM
- GARAGE

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

PROPERTY TENURE
Freehold

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

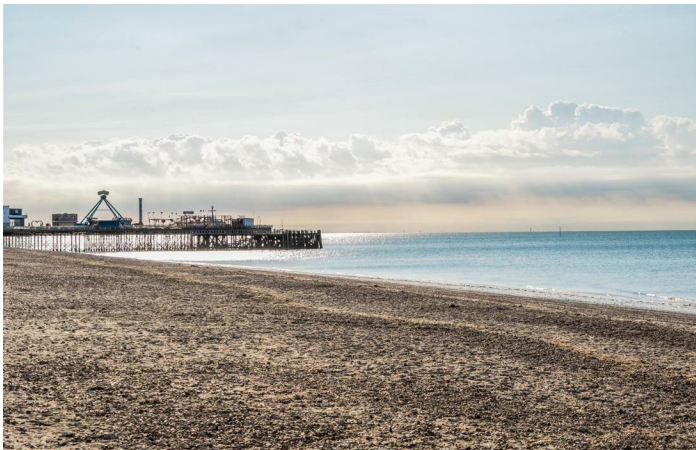
from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

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		
(81-91) 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	71	80
England & Wales		



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