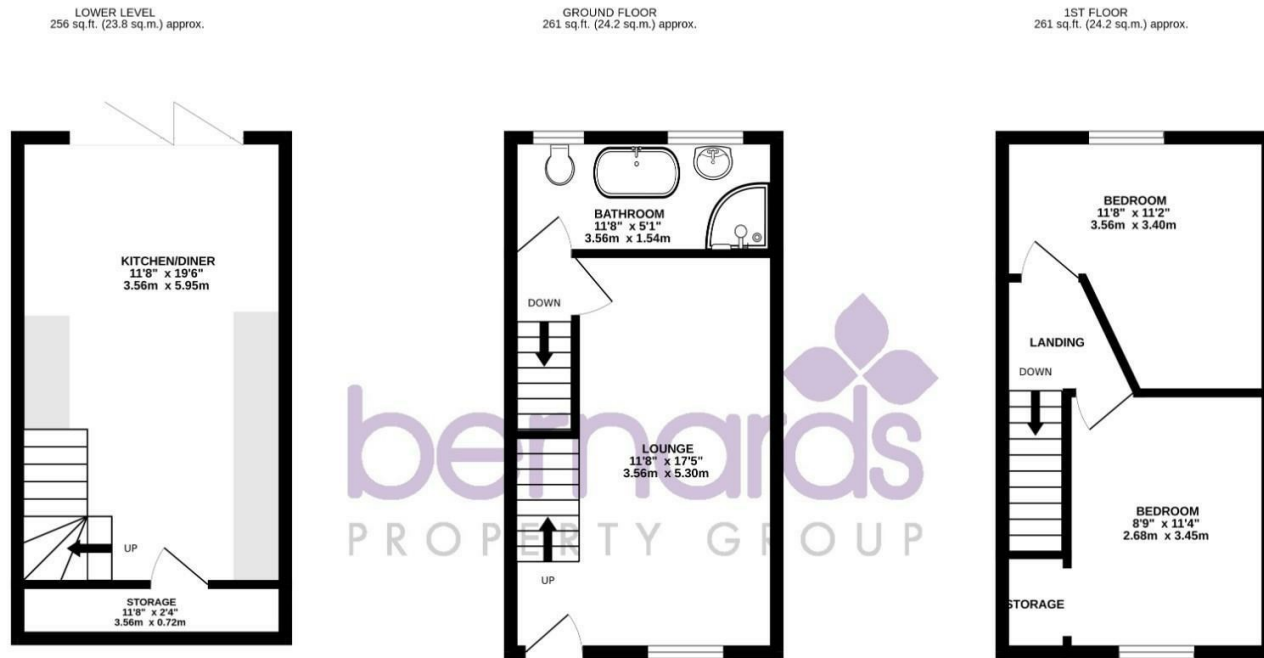


FOR SALE

£310,000

Kassassin Street, Southsea PO4 9PS

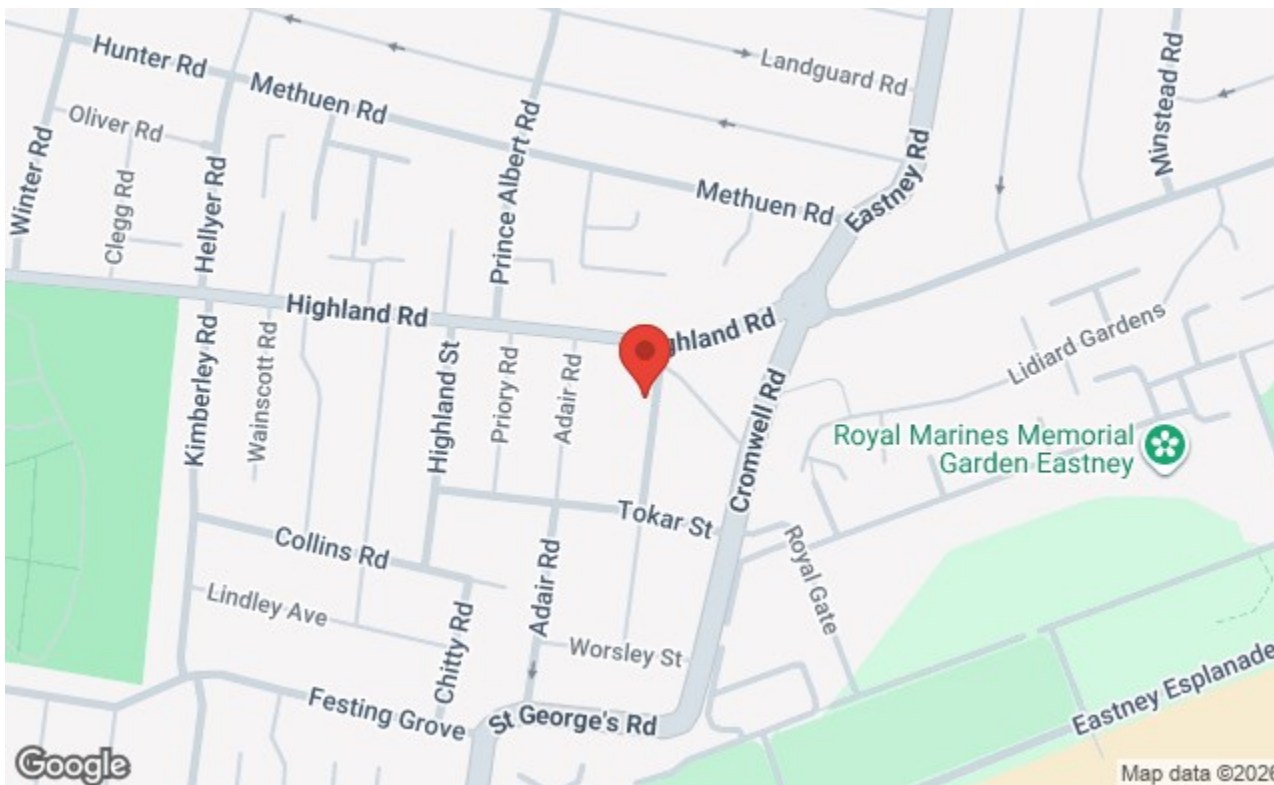
bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 778 sq.ft. (72.2 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.

Made with Metropix 5/2025



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



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ CHAIN FREE
- ❖ OVER THREE FLOORS
- ❖ BEAUTIFULLY PRESENTED HOME
- ❖ LOVELY WEST FACING GARDEN
- ❖ GREAT FIRST TIME BUY
- ❖ SHORT WALK TO SEAFRONT
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

Located in the charming Eastney village, this delightful CHAIN FREE mid-terrace house on Kassassin Street offers a perfect blend of modern living and traditional character. With accommodation spread over three floors, this well-presented two-bedroom home is an ideal choice for first-time buyers seeking a turn-key property.

Upon entering, you will find an inviting reception room that provide ample space for relaxation and entertaining. The heart of the home is the spacious kitchen/diner, which has been recently updated to a high standard. The kitchen features bi fold doors that

open seamlessly onto a beautifully maintained west-facing garden, perfect for enjoying the afternoon sun.

The property boasts two sizable double bedrooms, with plenty of space for storage. The recently replaced bathroom adds to the modern appeal of the home, with a lovely four piece fitted suite.

Situated in a brilliant location, this property is just a stone's throw away from local shops, parks, and the stunning Southsea seafront. Whether you fancy a leisurely stroll along the beach or a day out the common park, this property gives access to all that Southsea has to offer.

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



PROPERTY INFORMATION

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!

COUNCIL TAX BAND

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.

The photos used in this brochure have been virtually staged.

LOUNGE

11'8" x 17'4" (3.56 x 5.30)

KITCHEN/ DINER

11'8" x 19'6" (3.56 x 5.95)

STORAGE

11'8" x 2'4" (3.56 x 0.72)

BATHROOM

11'8" x 5'0" (3.56 x 1.54)

BEDROOM ONE

11'8" x 11'1" (3.56 x 3.40)

BEDROOM TWO

8'9" x 11'3" (2.68 x 3.45)

DISCLAIMER:

Please note that the furniture and furnishings shown in these images have been digitally added using AI for illustrative purposes only to help demonstrate the potential layout, scale, and use of each room. The property is being sold unfurnished and will be vacant on completion. Any furniture, accessories, décor, or soft furnishings depicted are not included in the sale.



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	72	79
England & Wales		



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