£265,000

Harrow Road, Southsea PO5 1SJ

bernards
THE ESTATE AGENTS

4 1 1

## HIGHLIGHTS

- THREE BEDROOM
- TERRACED HOUSE
- NO FORWARD CHAIN
- C3/C4 USAGE
- PREVIOUS HMO
- GREAT INVESTMENT
- GREAT FIRST TIME BUY
- CENTRAL SOUTHSEA
- CLOSE TO AMENITIES
- CALL TO VIEW

**FOUR BEDROOM TERRACED HOUSE OFFERED CHAIN FREE WITH C3/C4 USAGE**

We are pleased to bring to market this four bedroom terraced house OFFERED CHAIN FREE in central Southsea benefiting from C3/C4 USAGE enabling a residential purchase or an investor to use as a four bedroom HMO.

The property comprises a large double bedroom and reception room at the front of the home with a downstairs shower room and additional W/C. The fitted kitchen is located at the back of the house leading onto a low maintenance garden with a solid outhouse providing additional storage/ work space. Upstairs there are three further double bedrooms completing the accommodation. The property is an ideal first time purchase and offers a turn key home for any new owner however, with dual usage this home can be used as a four bedroom HMO and would be a great investment opportunity. The property had been used as a HMO for many years with a rental income of £21,600pa.

Located in central Southsea, this home is close to Albert Road, Portsmouth University and a short walk to the train station offering a brilliant hub for any new owner. Call to view!

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

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# 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 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.

## Lounge
13'1" x 10'7" (4.00 x 3.23)

## Kitchen
8'5" x 11'4" (2.59 x 3.46)

## W/C

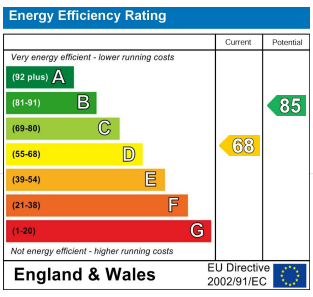
## Shower Room
5'6" x 5'6" (1.68 x 1.68)

## Bedroom One
13'3" x 10'9" (4.04 x 3.28)

## Bedroom Two
9'10" x 10'5" (3.02 x 3.20)

## Bedroom Three
8'7" x 10'2" (2.62 x 3.12)

## Bedroom Four
10'0" x 10'7" (3.06 x 3.25)

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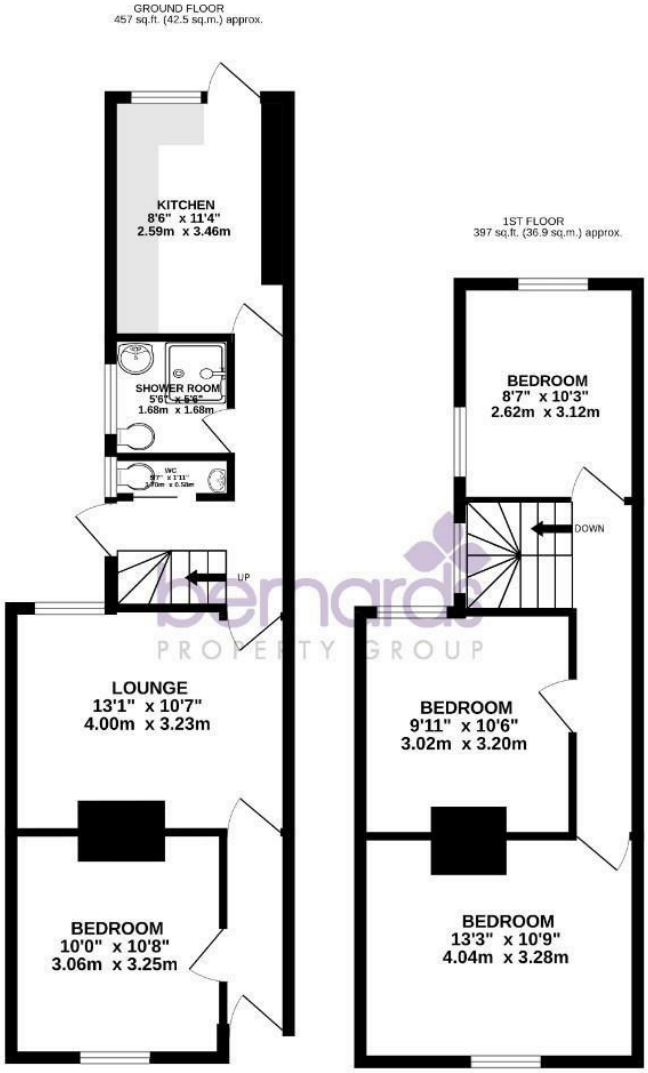


TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

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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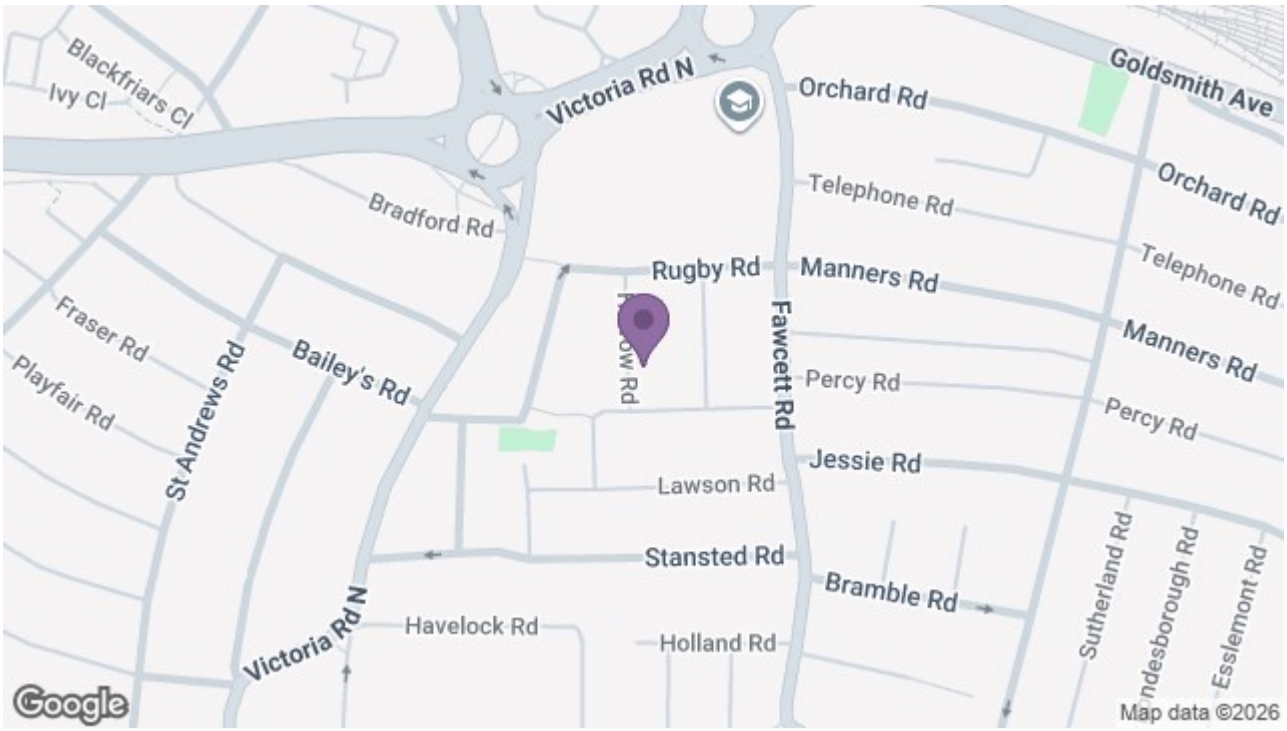


8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974