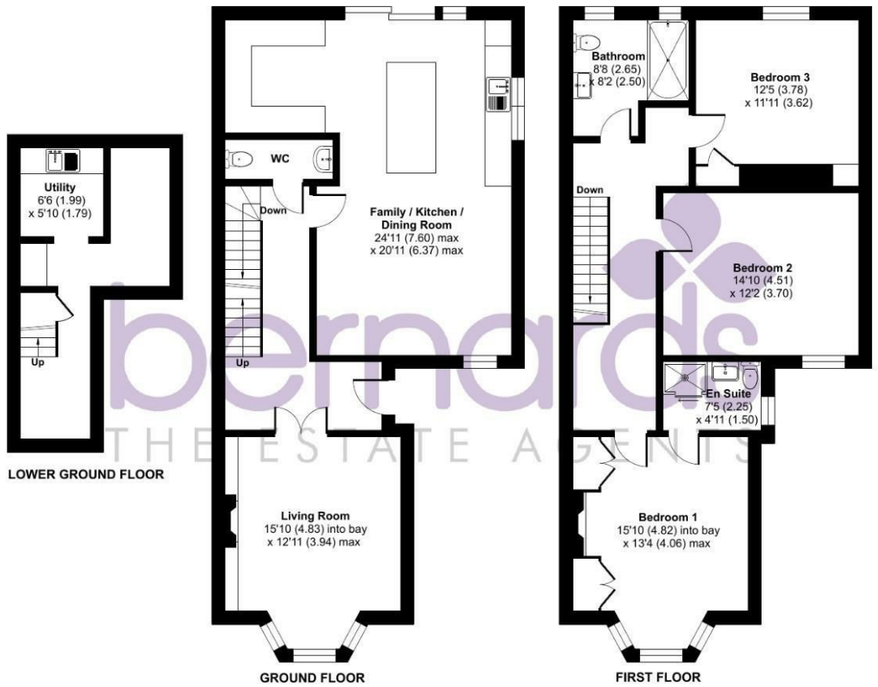
# Andover Road, Southsea, PO4

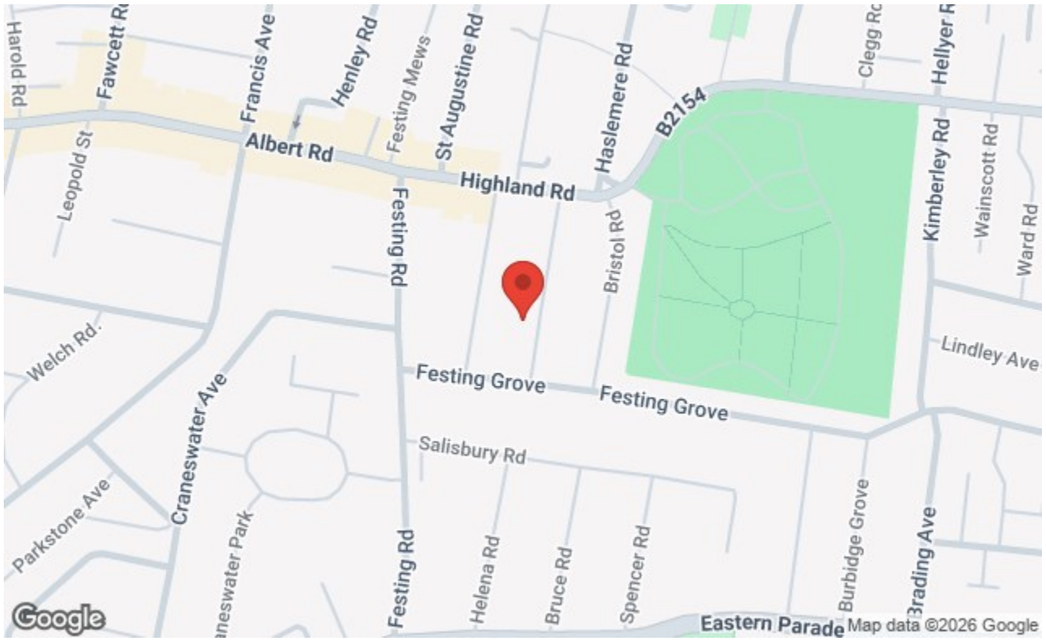
Approximate Area = 1775 sq ft / 164.9 sq m

For identification only - Not to scale




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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1404581




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

FOR SALE

Offers Over £685,000

Andover Road, Southsea PO4 9QG

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## HIGHLIGHTS

- THREE BEDROOM
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- OPEN PLAN KITCHEN/ DINER
- SEPARATE UTILITY ROOM
- BEAUTIFULLY FINISHED
- WEST FACING GARDEN
- SHORT WALK TO ALBERT ROAD
- CLOSE TO SEAFRONT
- CALL TO VIEW

**STUNNING THREE BEDROOM SEMI DETACHED HOME, DRIVEWAY PARKING**

We are delighted to bring to market this stunning three bedroom semi detached family home located on the sought after Andover Road in Southsea. This stylish home merges the perfect fusion of timeless period correct features, and eye catching modern decor. A driveway offers a rare chance for off road parking.

Upon entry you are greeted with a spacious hall which leads seamlessly into a good size living room providing a warm and welcoming space. The heart of the home is undoubtedly the Kitchen/ dining room, the perfect spot for families and friends to spend time together. A large kitchen island provides a base for the room allowing for an easy transition into the additional seating/ reception room and built in dining table with surrounding bench where space has been used superbly. Bi-fold doors open up onto a private west facing giving the indoor, outdoor living. Completing the ground floor is a W/C and basement which is currently used as a utility room.

A beautiful staircase leads you upstairs to a spacious hallway where you have three large double bedrooms with the master bedroom benefiting from an lovely en suite shower room. The three piece family bathroom finalises the accommodation.

The location of this home is fantastic with a short walk to Canoe Lake, Southsea seafront and Albert Road. Southsea common and local schools are also close by. A viewing is highly advised to appreciate this property.

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 E

### 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.

### LIVING ROOM
15'10" x 12'11" (4.83 x 3.94)

### KITCHEN/ DINING ROOM
24'11" x 20'10" (7.60 x 6.37)

### W/C

### LOWER GROUND FLOOR

### UTILITY
6'6" x 5'10" (1.99 x 1.79)

### FIRST FLOOR

### BEDROOM ONE
15'9" x 13'3" (4.82 x 4.06)

### EN SUITE
7'4" x 4'11" (2.25 x 1.50)

### BEDROOM TWO
14'9" x 12'1" (4.51 x 3.70)

### BEDROOM THREE
12'4" x 11'10" (3.78 x 3.62)

### BATHROOM
8'8" x 8'2" (2.65 x 2.50)









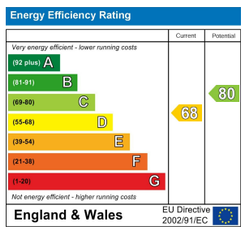











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