

Thicket Cottage, The Thicket, Southsea, PO5



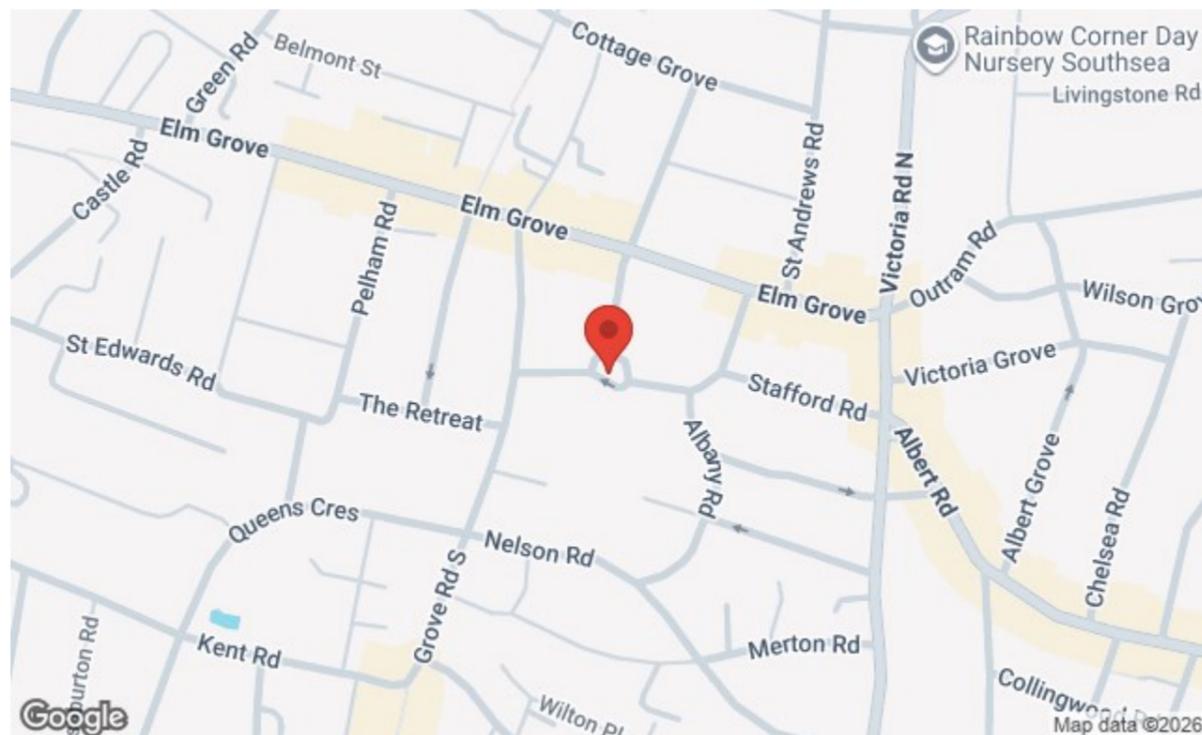
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1420667

FOR SALE

£850,000

The Thicket, Southsea PO5 2AA

bernards
THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ FOUR/ FIVE BEDROOM
- ❖ STUNNING DETACHED HOUSE
- ❖ DRIVEWAY PARKING
- ❖ OPEN PLAN KITCHEN/DINING
- ❖ SEPARATE STUDY ROOM
- ❖ TWO BATHROOMS
- ❖ SOUTH FACING GARDEN
- ❖ CENTRAL SOUTHSEA
- ❖ CLOSE TO SEAFRONT
- ❖ CALL TO VIEW

****BEAUTIFUL FOUR BEDROOM DETACHED HOME WITH DRIVEWAY IN CENTRAL SOUTHSEA****

Welcome to Thicket Cottage, a beautiful four bedroom detached family home in central Southsea with a driveway, providing rare off road parking if multiple cars. This home has undergone plenty of work of the years and has been extended to create a stunning space for any new owners to enjoy with the added benefit of a self contained study/ workspace/ bedroom with its own W/C.

You are hit with a sense of elegance the moment you step foot on the driveway and this continues as you walk into the home. A lovely, wide entry way flows wonderfully to both sides of the property. To the right you have a spacious kitchen diner, no doubt the hub of the home, and the main reception room to the left which benefits

from a south facing front, flooding the room with natural light. French doors lead out onto the low maintenance south facing garden, the perfect spot to enjoy a summers evening. There is the addition of a downstairs W/C and outbuilding/ workshop space just outside the kitchen door.

Walking upstairs you are greeted with an open hallway giving pockets of space for storage or shelving. There are three double bedrooms, one of which has a large en suite shower room and a single bedroom currently used as a study along with the three piece family bathroom.

The location of the home is fantastic given the proximity to all that Southsea has to offer. Southsea seafront, Palmerston Road and the train station are all short walks from this property along with local schools and amenities. This is not a opportunity to be missed.

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



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 F

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

15'11" x 14'2" (4.87 x 4.32)

KITCHEN/ DINING ROOM

23'7" x 21'3" (7.21 x 6.50)

STUDY

11'7" x 11'7" (3.55 x 3.55)

W/C

BEDROOM ONE

15'4" x 12'3" (4.69 x 3.75)

EN SUITE

11'0" x 6'6" (3.36 x 1.99)

BEDROOM TWO

15'11" x 14'1" (4.86 x 4.31)

BEDROOM THREE

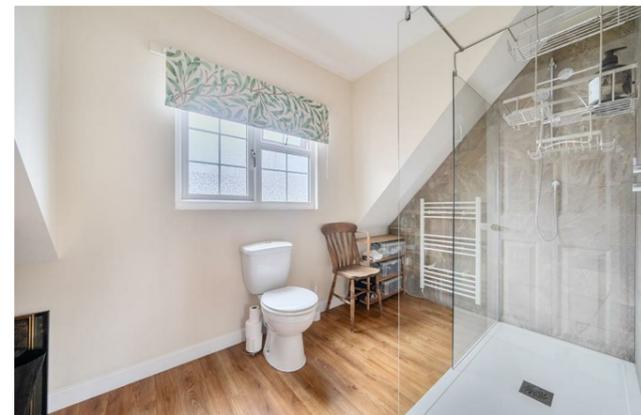
10'10" x 9'10" (3.32 x 3.01)

BEDROOM FOUR

7'3" x 9'10" (2.22 x 3.01)

BATHROOM

8'11" x 6'4" (2.72 x 1.95)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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