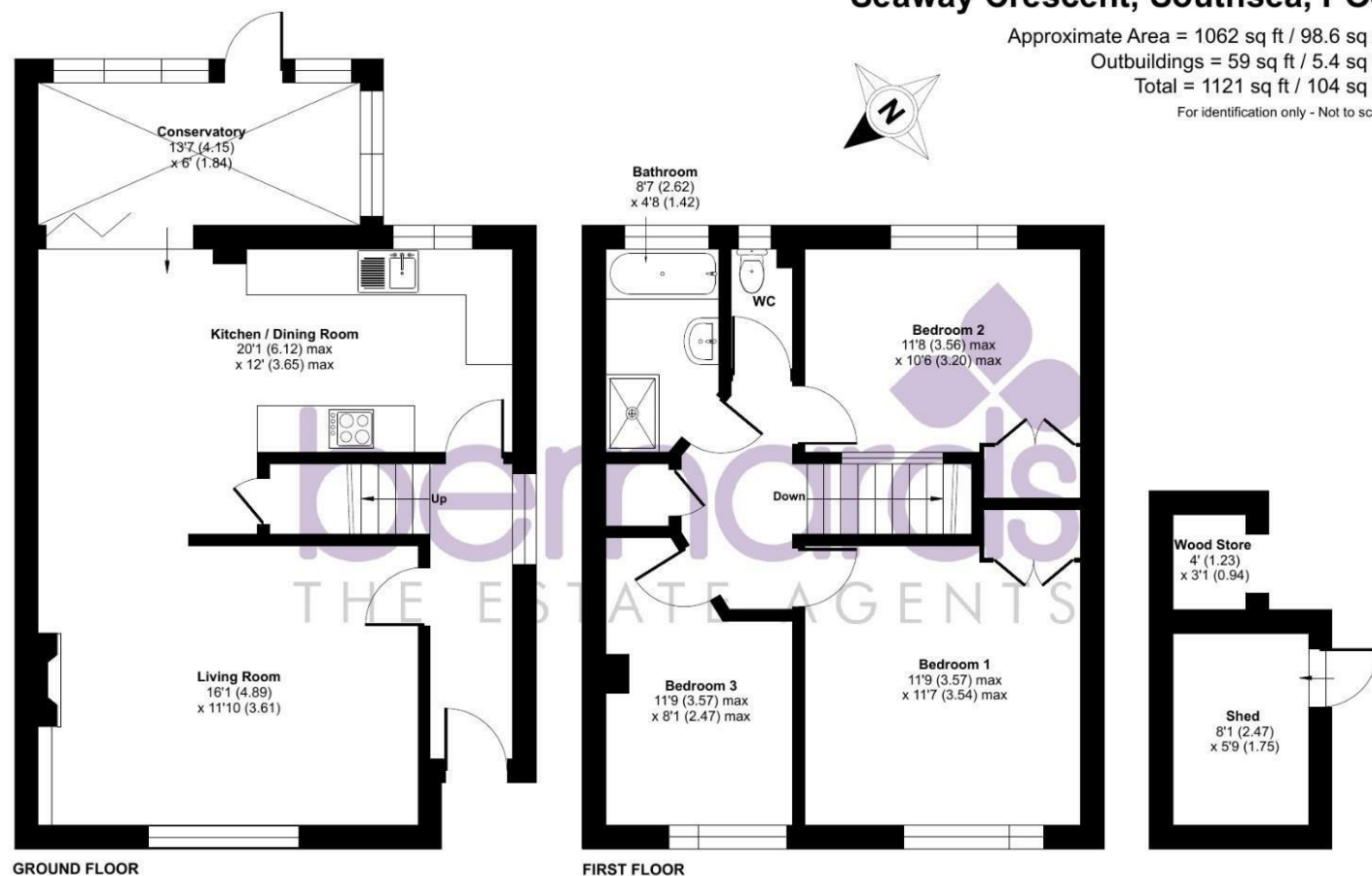
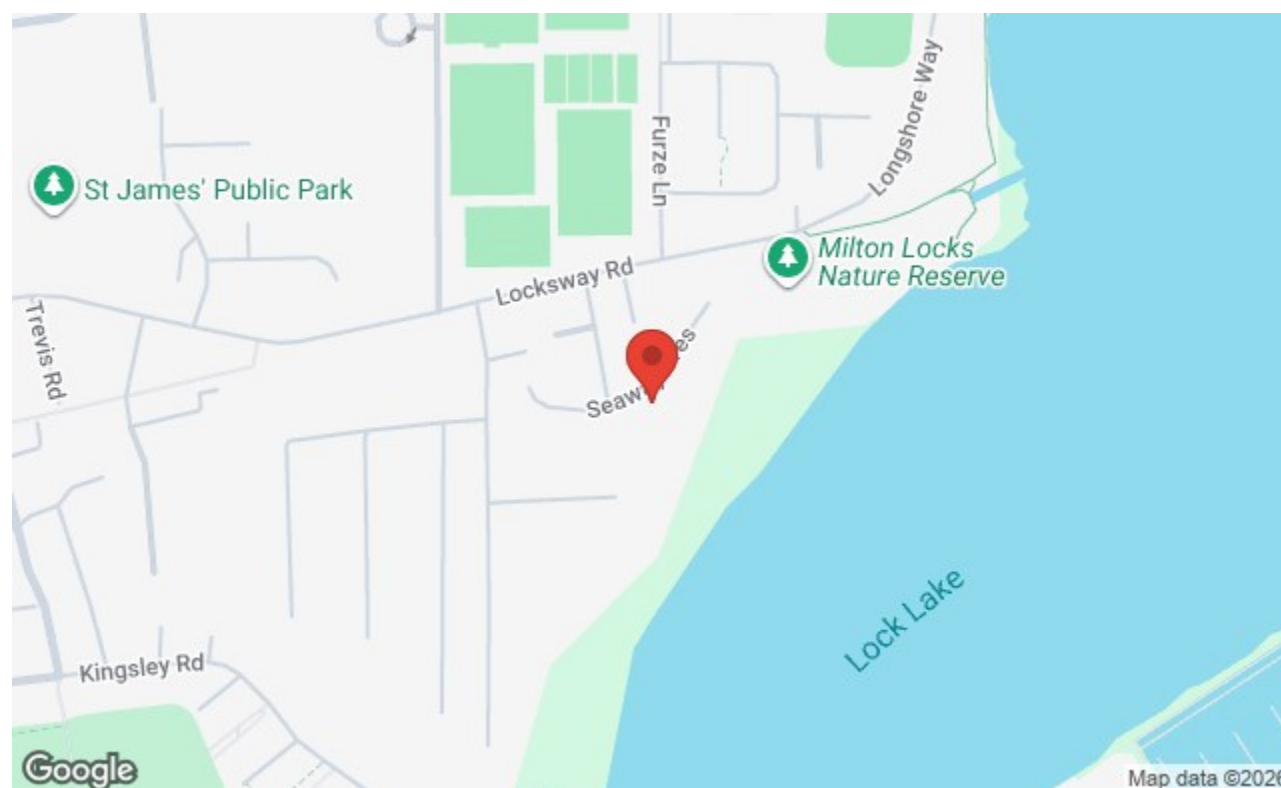


Seaway Crescent, Southsea, PO4

Approximate Area = 1062 sq ft / 98.6 sq m
Outbuildings = 59 sq ft / 5.4 sq m
Total = 1121 sq ft / 104 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386207



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



FOR SALE

£300,000

Seaway Crescent, Southsea PO4 8LL

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END TERRACE
- ❖ CUL-DE-SAC
- ❖ IDEAL FIRST TIME BUY
- ❖ OPEN PLAN
- ❖ SOUTH/WEST FACING GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ WELL PRESENTED THROUGHOUT
- ❖ BATH AND SHOWER
- CALL TO VIEW

** THREE BEDROOM END TERRACE **

We are pleased to welcome to market this three bedroom home situated in a quiet Milton cul-de-sac. This tidy house is tucked away yet still offers great access to central areas, green areas for dog walks and for children to play whilst there are popular schools and amenities close by.

The property flows wonderfully with an open layout downstairs consisting of large lounge area, opened into the dining area at the rear with the kitchen adjacent. After stepping through a small conservatory area you'll find the South-West facing

garden, offering a brilliant space flooded with sunlight. Upstairs boasts two doubles and one large single bedroom, a new bathroom suite with bath and shower, and a separate WC.

Well presented throughout, this property presents a wonderful opportunity for a first time buy, or purchase for any buyer looking for good size accommodation in a quiet area. The home further benefits from its own solar panels, a wood burning stove and a recent rewiring; with an abundance to offer, we highly recommend internal viewing.

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



PROPERTY INFORMATION

LIVING ROOM
16'0" x 11'10" (4.89 x 3.61)

KITCHEN / DINING ROOM
20'0" x 11'11" (6.12 x 3.65)

CONSERVATORY
13'7" x 6'0" (4.15 x 1.84)

BEDROOM
11'8" x 11'7" (3.57 x 3.54)

BEDROOM
11'8" x 10'5" (3.56 x 3.20)

BEDROOM
11'8" x 8'1" (3.57 x 2.47)

BATHROOM
8'7" x 4'7" (2.62 x 1.42)

WC

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!

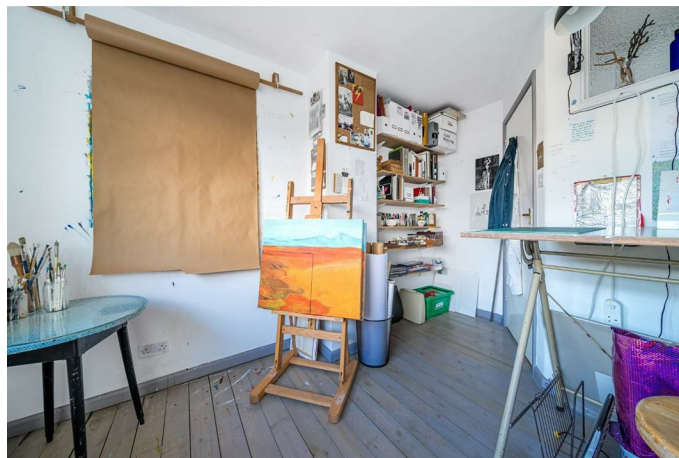
COUNCIL TAX BAND C
Portsmouth City Council: BAND C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



Call today to arrange a viewing
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