

£290,000

Wheatstone Road, Southsea PO4 0LJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ BAY AND FORECOURT
- ❖ 3 DOUBLE BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ GENEROUS KITCHEN
- ❖ 4 PIECE BATHROOM SUITE
- ❖ OFFERED CHAIN FREE
- ❖ REQUESTED LOCATION
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

**\*\* LARGE FAMILY HOME OFFERED CHAIN FREE IN CENTRAL POPULAR LOCATION \*\***

We are delighted to offer for sale this well appointed family home in Wheatstone Road. Offered CHAIN FREE, this home boasts good size rooms and situated in a popular location of Southsea that is sure to attract FIRST TIME BUYERS and FAMILIES alike.

The accommodation on the ground floor comprises two reception rooms, currently

operating as a lounge and dining room, large kitchen with breakfast bar and 4 piece bathroom suite. On the first floor you will find three double bedrooms making this ideal for anyone with children or those who regularly have guests.

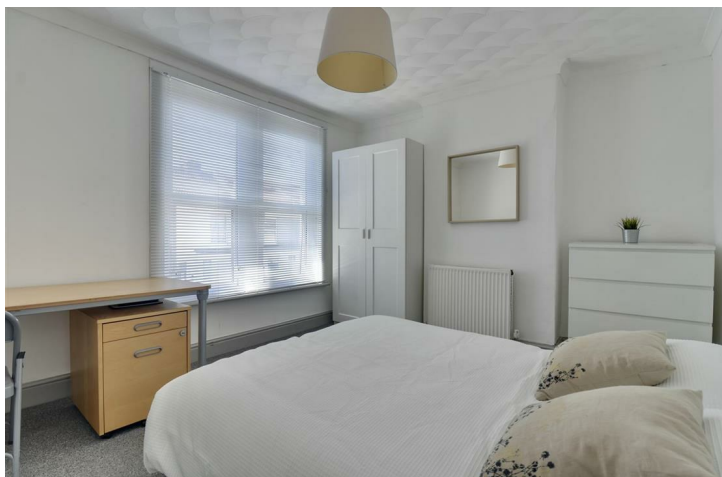
The location is great with it being centrally located to all the local highlights. Albert Road is close by for the essentials or a bite to eat in one of the local businesses, whilst the seafront is a short walk away to enjoy the promenade and common. A wonderful opportunity that must be viewed to be appreciated.

Call today to arrange a viewing

02392 864 974

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

13'2" into bay x 10'0" max  
(4.01 into bay x 3.05 max)

### DINING ROOM

10'4" x 10'0" max (3.15 x 3.05 max)

### KITCHEN

13'10" x 8'7" max (4.22 x 2.62 max)

### BATHROOM

11'3" x 8'3" (3.43 x 2.51)

## FIRST FLOOR

### BEDROOM 1

10'4" x 8'8" max (3.15 x 2.64 max)

### BEDROOM 2

10'6" x 10'0" (3.20 x 3.05)

### BEDROOM 3

13'2" x 11'1" (4.01 x 3.38)

## GARDEN

### 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

### Council Tax Band C

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate,

please contact your local authority

### 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.

### 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!

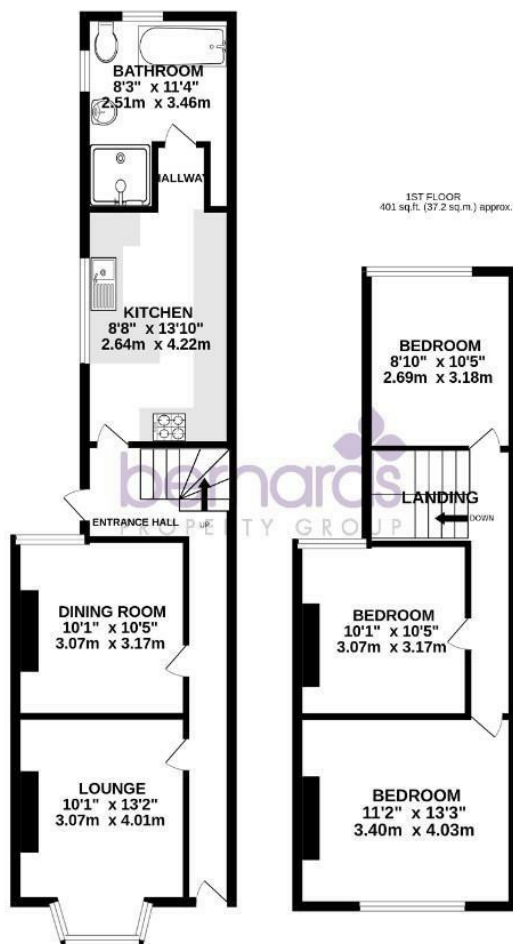


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84

EU Directive 2002/91/EC  
England & Wales

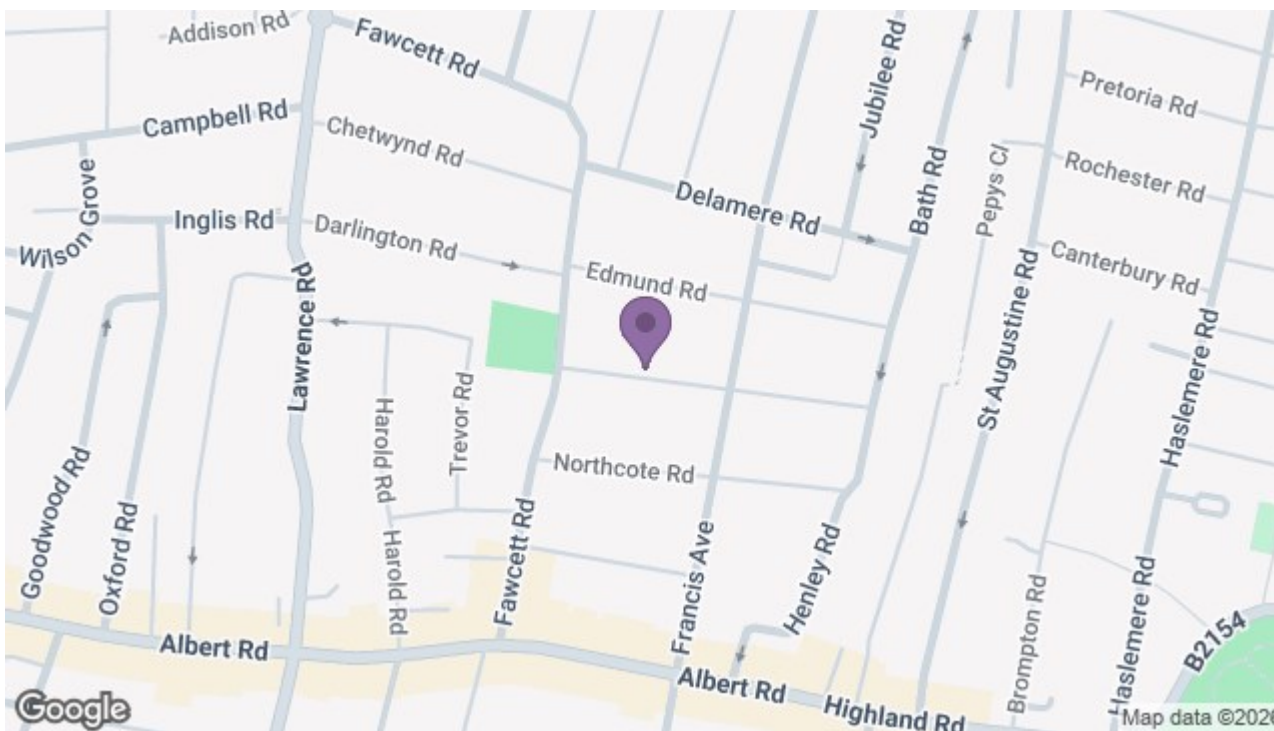


GROUND FLOOR  
539 sq ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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