

£350,000

Seaway Crescent, Southsea PO4 8LL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ 3 BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ FIRST FLOOR BATHROOM
- ❖ GARAGE AT REAR
- ❖ INSPECTION PIT IN GARAGE
- ❖ ADDITIONAL WORKSHOP / OFFICE
- ❖ CUL-DE-SAC LOCATION
- ❖ FRONT AND REAR GARDEN
- CALL TO VIEW

**\*\* SEMI DETACHED HOUSE WITH LARGE DETACHED GARAGE WITH INSPECTION PIT \*\***

We are delighted to offer for sale this semi detached family home tucked away in Milton. Situated at the end of the cul-de sac, this home offers a traditional layout however in the garden, you will find facilities making this a paradise for a mechanic or someone who likes to work on cars, bikes or something specialist.

The layout internally consists of a through lounge / diner, kitchen at the rear, 3 bedrooms and a first floor bathroom. Whether you are moving for the first time or an experienced mover, this home has everything you need.

Outside is where the home truly differentiates itself from others close by. A large detached garage with inspection pit is accessible for a car whilst the owner has built an additional insulated workshop / office space with power making this ideal for someone who works from home or likes to keep busy in their spare time.

Location is really popular with both couples and families offering a quiet position whilst still being close to central areas, dog walks and Eastern Road for when you need to pop out of town. A great opportunity that must be viewed at the earliest opportunity

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## FIRST FLOOR

### LIVING ROOM AREA

16'0" x 11'8" (4.88m x 3.56m")

### DINING ROOM AREA

8'7" x 7'11" (2.62m x 2.41m")

### KITCHEN

11'7" x 8'7" (3.53m x 2.62m")

## FIRST FLOOR

### BEDROOM 1

11'9" x 11'8" (3.58m x 3.56m")

### BEDROOM 2

11'8" x 8'8" (3.56m x 2.64m")

### BEDROOM 3

11'10" x 8'2" (3.61m x 2.49m")

### BATHROOM

9'3" x 7'11" (2.82m x 2.41m")

### GARDEN

### GARAGE

22'5" x 12'9" (6.83m x 3.89m")

## WORKSHOP / HOME OFFICE

### 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

### 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.

## 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 |         |           |
|                                             | 71      | 77        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

Scan here to see all our properties for sale and rent



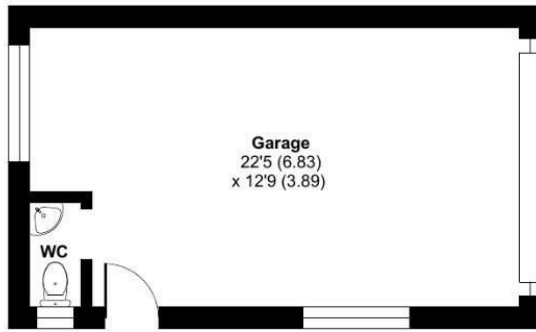
# Seaway Crescent, Southsea, PO4

Approximate Area = 970 sq ft / 90.1 sq m

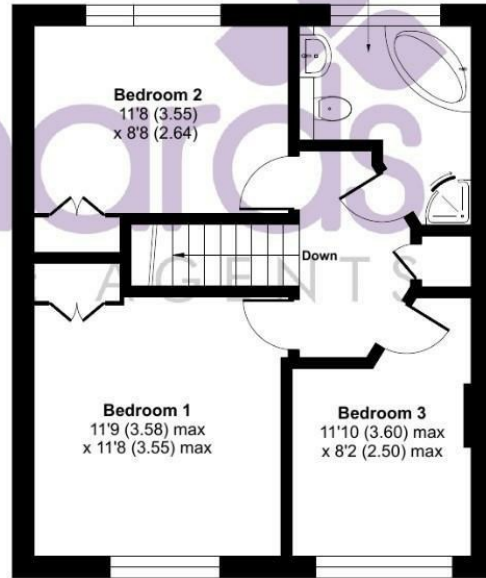
Garage = 286 sq ft / 26.5 sq m

Total = 1256 sq ft / 116.6 sq m

For identification only - Not to scale

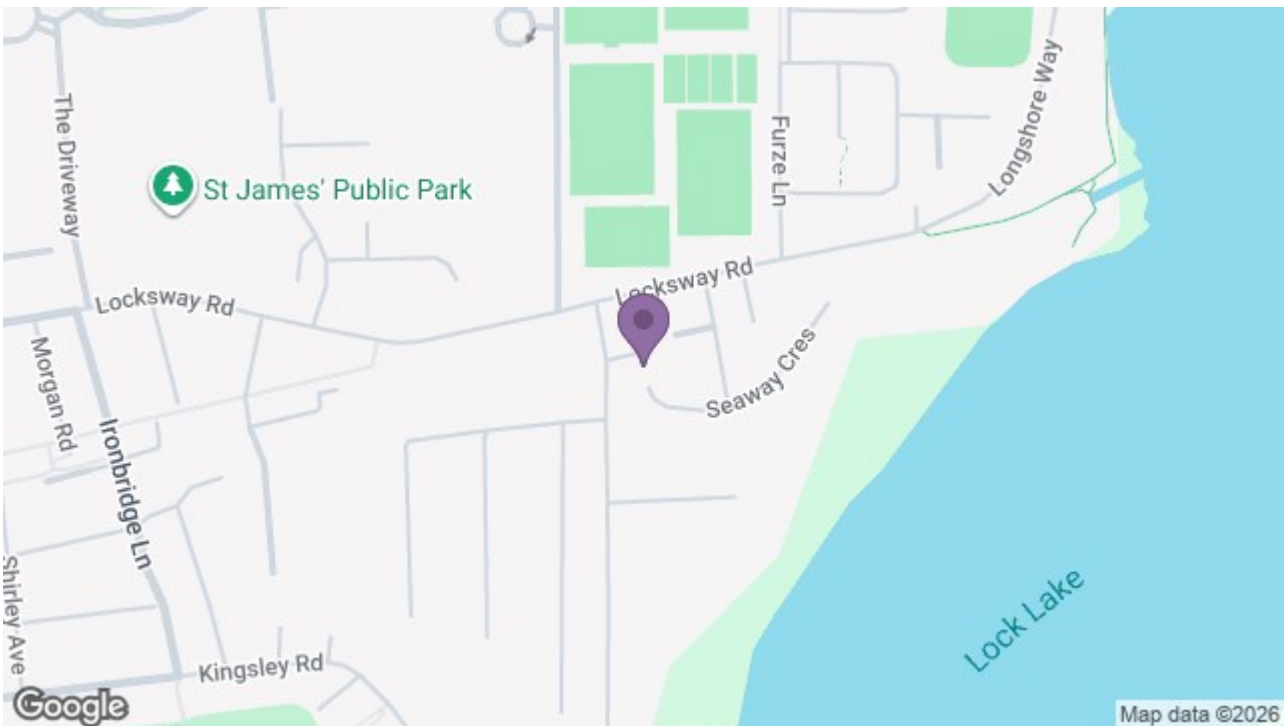


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1395257



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