



### Northern Parade, Portsmouth, PO2

Approximate Area = 1939 sq ft / 180.1 sq m  
Outbuilding = 274 sq ft / 25.4 sq m  
Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale

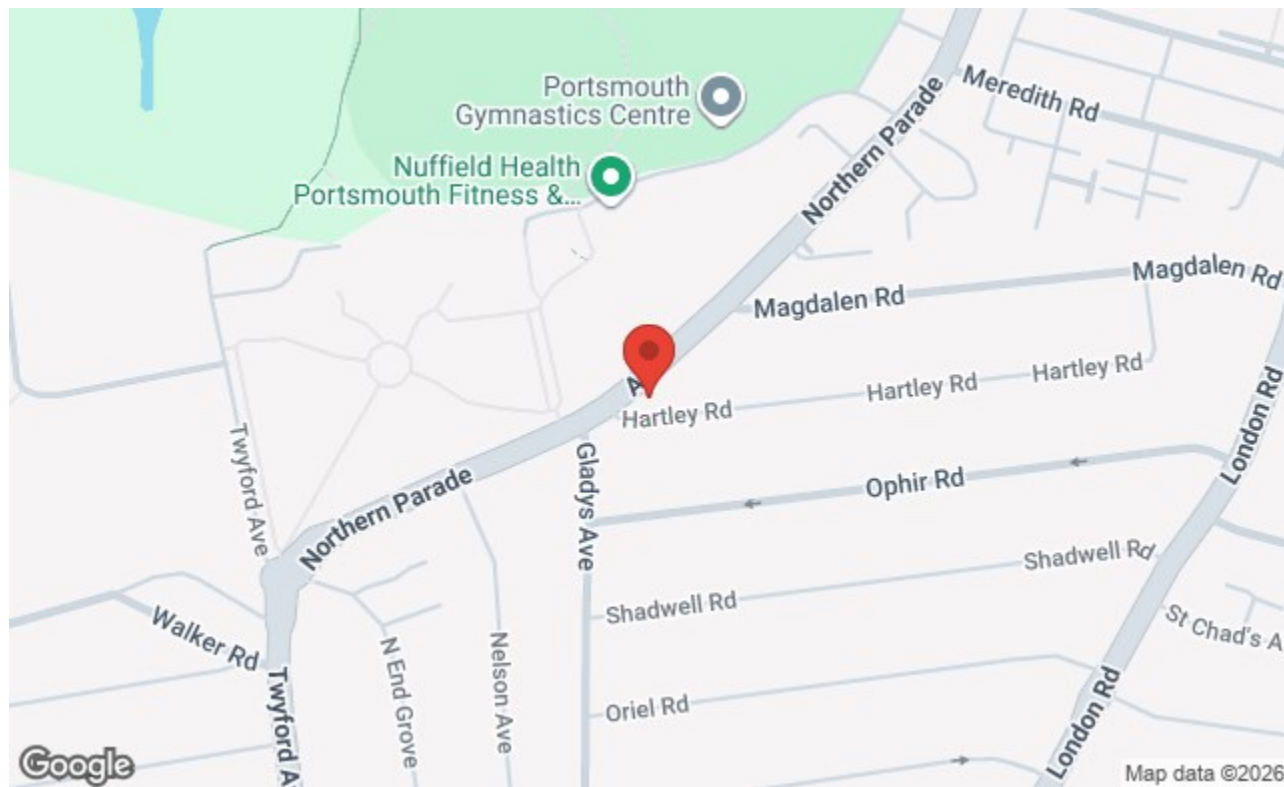


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1471410



## Offers In Excess Of £500,000

### Northern Parade, Portsmouth PO2 9LN



## HIGHLIGHTS

- ❖ END TERRACED HOUSE
- ❖ FOUR DOUBLE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ EN-SUITE TO BEDROOM TWO
- ❖ MODERN FAMILY BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ FANTASTIC KITCHEN/DINER
- ❖ BEAUTIFULLY MODERNISED THROUGHOUT
- ❖ LARGE UTILITY ROOM
- STUDIO/GARAGE & PARKING

Situated along the ever-popular Northern Parade, this beautifully modernised four-bedroom end-of-terrace home offers an impressive blend of character, space and contemporary living, extending to over 2,200 sq ft including a substantial studio/garage.

Upon entering, you are welcomed by a spacious entrance hall leading to two generous reception rooms, providing versatile living and entertaining space. To the rear, the heart of the home is undoubtedly the stunning open-plan kitchen/dining room, thoughtfully designed with modern fittings, ample storage and plenty of room for family gatherings and social occasions. A large utility room and convenient ground-floor cloakroom further enhance the practicality of the accommodation.

The first floor offers four well-proportioned double bedrooms. The impressive principal

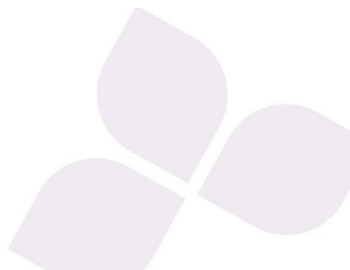
bedroom benefits from a stylish en-suite shower room, while bedroom two also enjoys the luxury of its own en-suite. A contemporary family bathroom serves the remaining bedrooms, making this an ideal home for growing families.

Externally, the property benefits from off-road parking and a substantial studio/garage with WC facilities, offering excellent flexibility as a home office, gym, hobby room, treatment room or additional entertaining space.

Conveniently located close to local amenities, schools, transport links and the Mountbatten Leisure Centre, this exceptional home combines generous accommodation with modern family living in one of Portsmouth's most sought-after residential locations.

Early viewing is highly recommended to appreciate the size, quality and versatility of accommodation on offer.

129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing  
02392 728090  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

- ENTRANCE HALL**
- LIVING ROOM**  
15'10" x 12'9" (4.83 x 3.89)
- FAMILY ROOM**  
18'6" x 11'0" (5.65 x 3.36)
- KITCHEN/DINING ROOM**  
24'0" x 16'9" (7.34 x 5.13)
- UTILITY ROOM**  
11'0" x 9'4" (3.37 x 2.87)
- DOWNSTAIRS WC**
- GARDEN**

- OUTBUILDING/STUDIO**  
23'5" x 13'5" (7.16 x 4.09)
- FIRST FLOOR**
- BEDROOM ONE**  
15'5" x 14'7" (4.71 x 4.46)
- EN-SUITE TO MASTER**  
8'8" x 3'11" (2.65 x 1.20)
- BEDROOM TWO**  
15'4" x 12'10" (4.69 x 3.92)

- EN-SUITE**  
6'9" x 3'1" (2.07 x 0.95)
- BEDROOM THREE**  
15'2" x 11'0" (4.64 x 3.36)
- BEDROOM FOUR**  
11'4" x 9'2" (3.47 x 2.81)
- FAMILY BATHROOM**  
7'1" x 7'0" (2.17 x 2.15)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

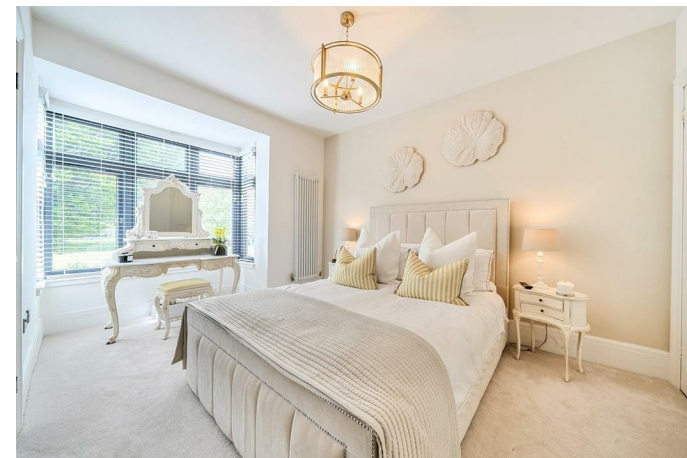
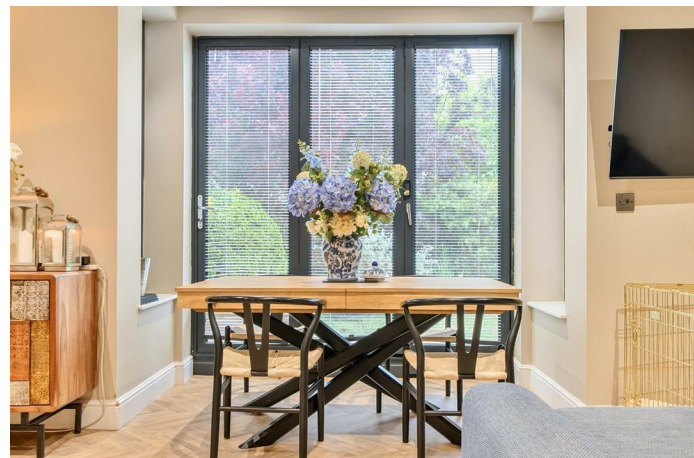
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**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**CONVEYANCING**  
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 conveyance will safeguard your interests and get the job done in a timely manner. Bernard's 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.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**ANTI-MONEY LAUNDERING**  
Bernard's 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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