

Offers In Excess Of £325,000

Kipling Road, Portsmouth PO2 9NH



HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS 1,236 SQ FT ACCOMMODATION
- MODERN FAMILY BATHROOM
- BAY-FRONTED LIVING ROOM WITH LOG BURNER
- SEPARATE DINING ROOM
- FITTED KITCHEN & CONSERVATORY
- NEW BOILER INSTALLED SEPTEMBER 2026
- GOOD-SIZED REAR GARDEN WITH SIDE ACCESS
- LARGE GARAGE & USEFUL OUTBUILDING
- POPULAR HILSEA LOCATION WITH EXCELLENT TRANSPORT LINKS

Located in the popular Hilsea area of Portsmouth, this well-presented three bedroom semi-detached house offers spacious and versatile accommodation throughout, together with a good-sized rear garden, large garage and useful outbuilding.

The ground floor comprises an entrance hall, generous bay-fronted living room with the log burner giving it that homely feel, separate dining room, fitted kitchen, conservatory and downstairs WC. The first floor provides three bedrooms, including a particularly spacious bay-fronted main bedroom, along with a modern family bathroom.

Outside, the property benefits from a good-sized rear garden which is predominantly laid to artificial lawn, with paved seating areas and established raised borders. The garden provides a good amount of space for families and outdoor entertaining, while the large garage offers excellent storage or parking potential. There is also a further useful outbuilding as well as the benefit of side

access.

The property offers approximately 1,236 sq ft of accommodation, excluding the garage, providing a generous amount of living space for a three bedroom home.

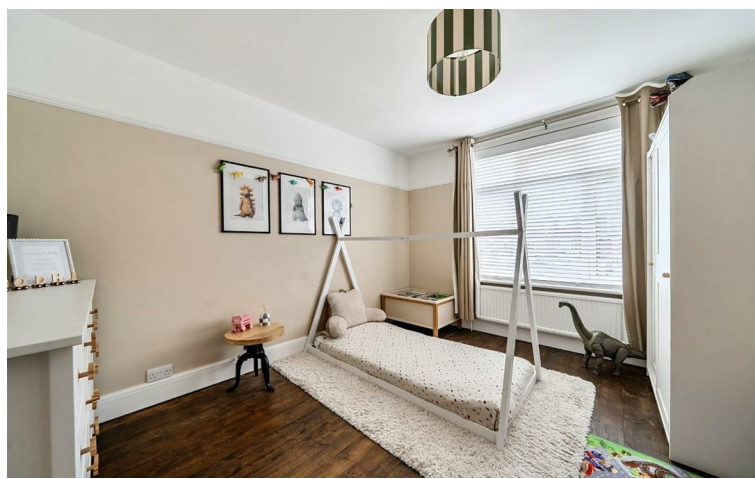
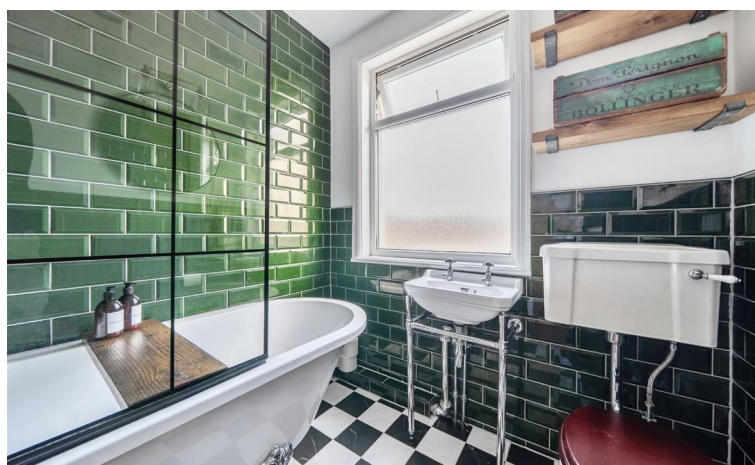
The location is well suited to families, with King's Academy Northern Parade Infant School located on Kipling Road itself, with the Junior School situated nearby on Doyle Avenue.

There are also excellent transport links close by, with Hilsea railway station providing regular rail services, while local bus services operate along the nearby Northern Parade and London Road. The A27 and A3(M) are also easily accessible, making this a convenient location for commuters travelling across Portsmouth and further afield.

An internal viewing is highly recommended to appreciate the generous accommodation, modern bathroom, excellent storage and good-sized garden this property has to offer.

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





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PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LIVING ROOM

15'6" x 12'6" (4.74 x 3.83)

KITCHEN

17'0" x 7'1" (5.20 x 2.18)

DINING ROOM

14'6" x 11'0" (4.43 x 3.37)

CONSERVATORY

15'10" x 9'2" (4.84 x 2.80)

DOWNSTAIRS WC

GARDEN

GARAGE

16'4" x 9'1" (4.99 x 2.78)

OUTBUILDING/SHED

16'1" x 9'9" (4.91 x 2.99)

FIRST FLOOR

BEDROOM ONE

15'5" x 11'7" (4.72 x 3.55)

BEDROOM TWO

12'11" x 10'11" (3.96 x 3.33)

BEDROOM THREE

10'1" x 7'7" (3.08 x 2.32)

UPSTAIRS BATHROOM

6'8" x 6'6" (2.04 x 2.00)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C

Mortgage Advisor

We offer financial services here at Bernards. 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

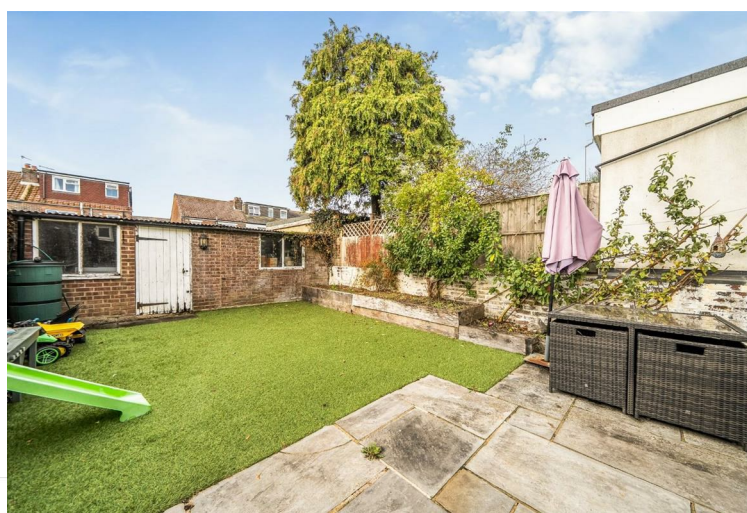
conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. 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.

Offer Check Procedure

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

Anti-Money Laundering

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



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		
	59	80
England & Wales		
EU Directive 2002/91/EC		



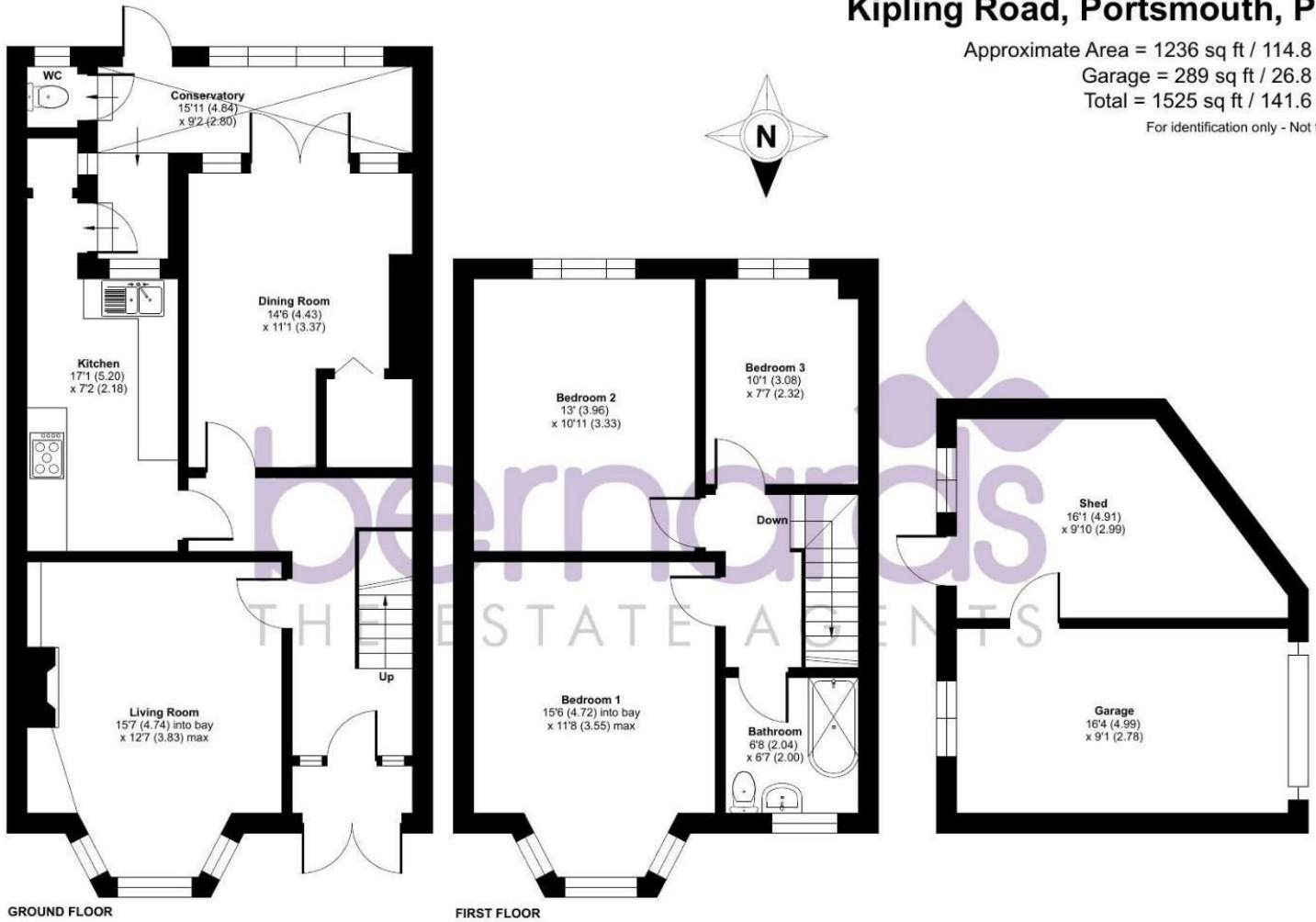
Kipling Road, Portsmouth, PO2

Approximate Area = 1236 sq ft / 114.8 sq m

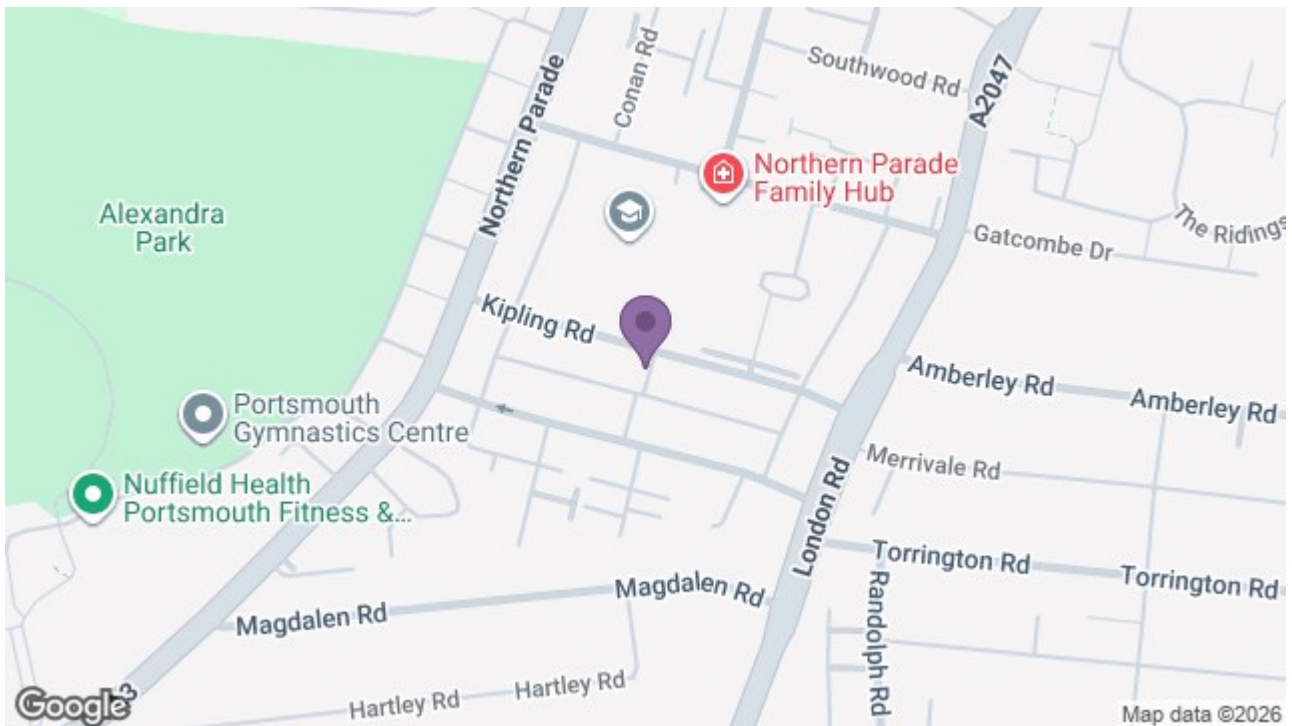
Garage = 289 sq ft / 26.8 sq m

Total = 1525 sq ft / 141.6 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). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1514976



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