£290,000

Grove Road South, Southsea PO5 3QT



HIGHLIGHTS

- BEAUTIFUL TWO BEDROOM COTTAGE
- OFFERED CHAIN FREE
- OPEN PLAN FEEL THROUGHOUT
- TURN KEY HOME
- GREAT FIRST TIME BUY
- SHARED COBBLED COURTYARD
- REQUESTED LOCATION
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CALL TO VIEW

Nestled in a sought-after area of Southsea, this beautifully presented two-bedroom terraced cottage on Grove Road South offers a delightful blend of charm and modern living. This turn-key home is perfect for first-time buyers seeking a comfortable and inviting space.

Upon entering, you are greeted by a spacious living room, featuring a working log burner that adds a touch of warmth and character which flows perfectly into the open-plan kitchen diner. This is a highlight of the property, providing a perfect setting for entertaining friends and family. The cottage boasts two well-proportioned double bedrooms and the bathroom is conveniently located on the upper floor.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the stunning seafront, the expansive Southsea Common, and a variety of local bars and restaurants, offering a vibrant lifestyle, without losing privacy, right on your doorstep.

This charming cottage is not just a home; it is an opportunity to embrace the Southsea lifestyle. With its appealing features and excellent location, it is sure to attract interest from those looking to settle in this desirable area. Don't miss your chance to make this lovely cottage your own.

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











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PROPERTY INFORMATION

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

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.

Lounge
9'11" x 15'10" (3.03 x 4.83)

Kitchen/ Diner
9'10" x 15'10" (3.00 x 4.83)

Bedroom
9'11" x 12'8" (3.03 x 3.88)

Bedroom
9'10" x 9'4" (3.00 x 2.87)

Bathroom
9'4" x 6'0" (2.86 x 1.85)

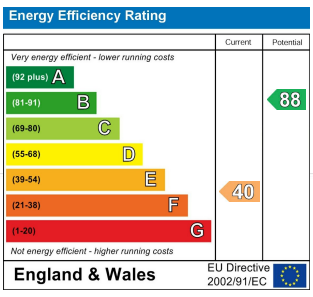
Photography
Virtual furnishings have been used to showcase how this home could be set up.











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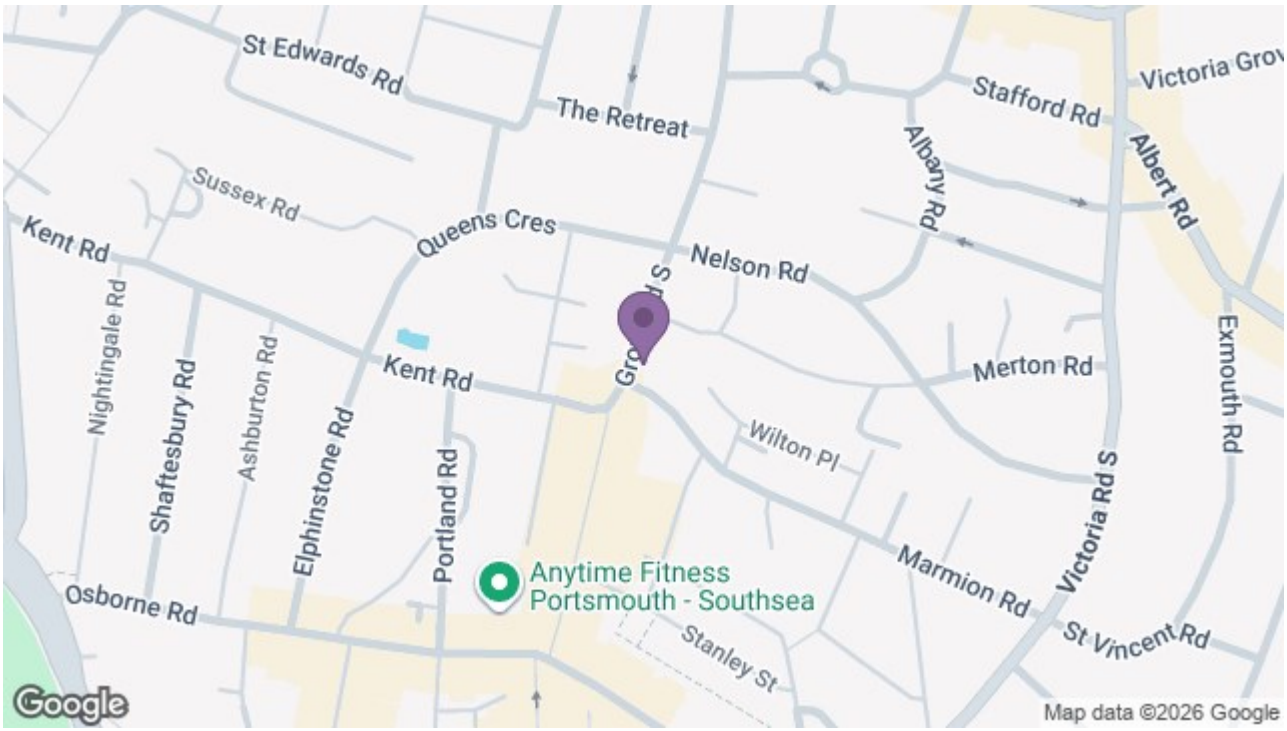
GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974