

Offers In Excess Of £450,000

Stanley Street, Southsea PO5 2DS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CHARACTER FAMILY HOME
- ❖ 3 BEDROOMS
- ❖ FIRST FLOOR SHOWER ROOM
- ❖ LARGE LOUNGE
- ❖ KITCHEN DINER
- ❖ DOWNSTAIRS WC
- ❖ CENTRALLY LOCATED
- ❖ CLOSE TO SHOPS
- ❖ WALKING DISTANCE TO BEACH
- ❖ CALL TO VIEW

**\*\* FANTASTIC POSITIONED FAMILY HOME IN CONVENIENT CENTRAL SOUTHSEA LOCATION \*\***

We are thrilled to be asked to help with the sale of this charming terraced home in Stanley Street. Tucked away yet offering fantastic access to the vibrant central Southsea high street, this home offers an abundance of space, ideal for a couple or young family to enjoy for years to come.

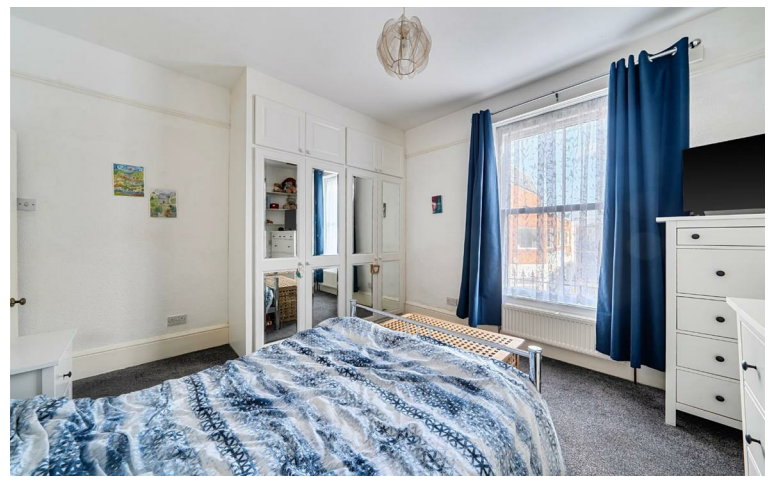
After setting your sights on the pretty home, you step inside and are first greeted by a lovely size lounge at the front of the property. An equally good size kitchen diner sits at the rear with the added bonus of a lean to and WC on hand.

Upstairs you will find 3 bedrooms, ideally if you have young ones in tow or need a work from home space, and a shower room. A small rear garden is available with rear access whilst the local areas benefit from a permit parking arrangement. This property also benefits from installed solar panels.

The location could not be more convenient. You are a few small steps away from Palmerston Road for the local cafes, shops and essentials whilst heading south you are at the seafront and Southsea common in a matter of minutes. A brilliant home 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

### LIVING ROOM

23'2" x 11'1" (7.06m" x 3.38m")

### KITCHEN / BREAKFAST ROOM

25'2" x 8'10" (7.67m" x 2.69m")

### LEAN TO

### WC

## FIRST FLOOR

### BEDROOM 1

15'1" x 11'10" (4.60m" x 3.61m")

### BEDROOM 2

11'3" x 10'9" (3.43m" x 3.28m")

### BEDROOM 3

10'4" x 8'11" (3.15m" x 2.72m")

### SHOWER ROOM

8'0" x 5'6" (2.44m" x 1.68m" )

## REAR 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 D

### 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.

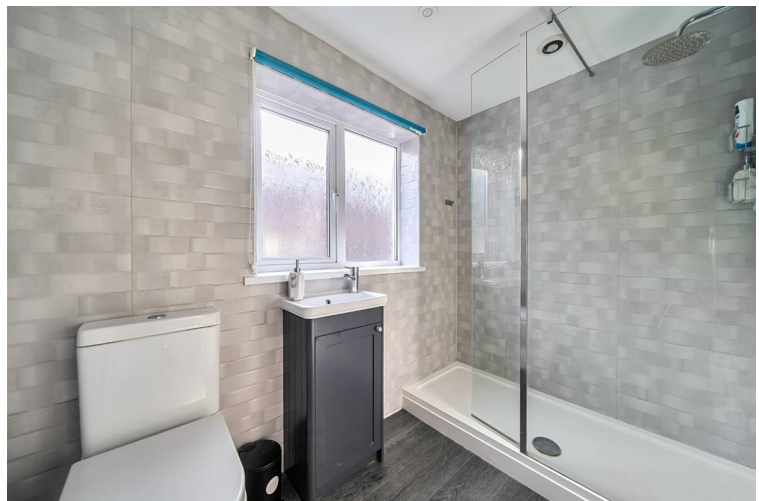
### Solicitor

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!



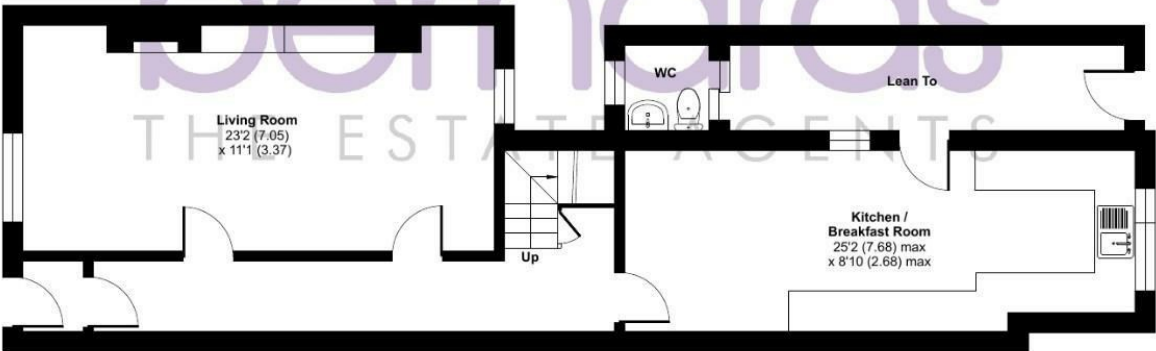
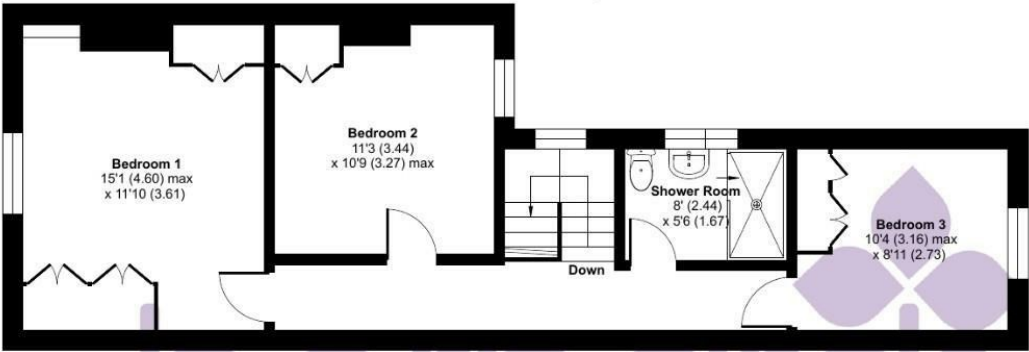
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 76                      | 80        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



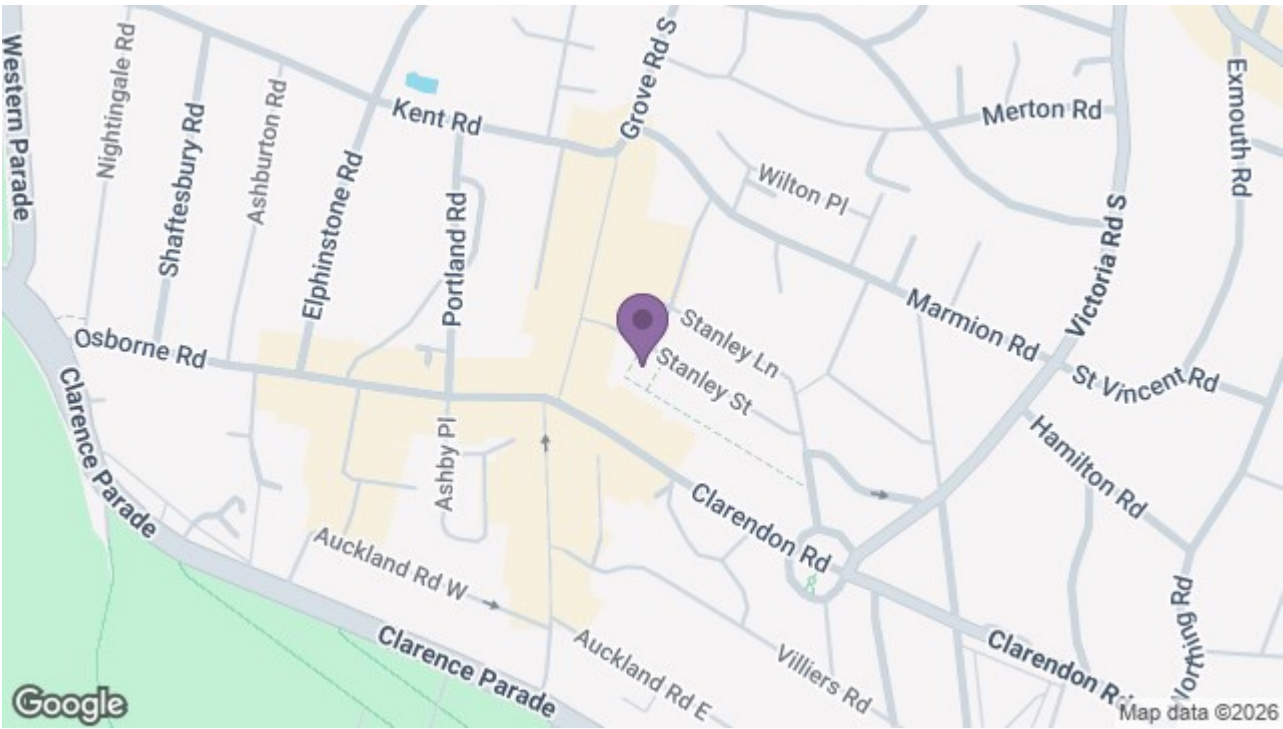
# Stanley Street, Southsea, PO5

Approximate Area = 1191 sq ft / 110.6 sq m (exclude lean to)  
 Outbuilding = 17 sq ft / 1.5 sq m  
 Total = 1208 sq ft / 112.1 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1425799



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