

Offers In Excess Of £400,000

Somerset Road, Southsea PO5 2NL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TOWNHOUSE
- ❖ 3 STOREY LIVING
- ❖ 3/4 BEDROOMS
- ❖ LOVELY GARDEN
- ❖ OPEN PLAN LIVING ROOM
- ❖ POPULAR LOCATION
- ❖ WALKING DISTANCE TO BEACH
- ❖ WELL PRESENTED
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

**\*\* WONDERFUL TOWNHOUSE TUCKED JUST A FEW ROADS AWAY FROM THE SEAFRONT \*\***

We are delighted to bring to market this superb family home in Somerset Road. Situated just moments from the seafront and offering accommodation over three floors, this home offers an abundance of space in a brilliant central Southsea location.

As you step inside you'll find a large lounge / dining room with a lovely feature fireplace that is a great focal point. The bright kitchen spills into a generous and well manicured rear garden that is a real haven when the sun shines.

The property is historically a 4 bedroom home

however the current owners have taken down one of the stud walls to create a lovely size master suite on the first floor. This could easily be returned a 4 bedroom set up if required. An additional 2 bedrooms are on hand as well as a well appointed family bathroom and separate WC.

The location is great with it being walking distance to the seafront, Palmerston Road and the locals bars, restaurants and cafes. A brilliant home that must be viewed

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

### LOUNGE / DINER

24'1" x 15'9" (7.34m" x 4.80m")

### KITCHEN

12'3" x 7'11" (3.73m" x 2.41m")

## FIRST FLOOR

### BEDROOM 1

14'3" x 10'6" (4.34m" x 3.20m")

### BEDROOM 2

11'11" x 10'6" (3.63m" x 3.20m")

### BATHROOM

7'2" x 5'1" (2.18m" x 1.55m")

## SECOND FLOOR

### BEDROOM 3

16'0" x 7'8" (4.88m" x 2.34m")

### BEDROOM 4

10'7" x 7'7" (3.23m" x 2.31m")

### 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

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

### 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.

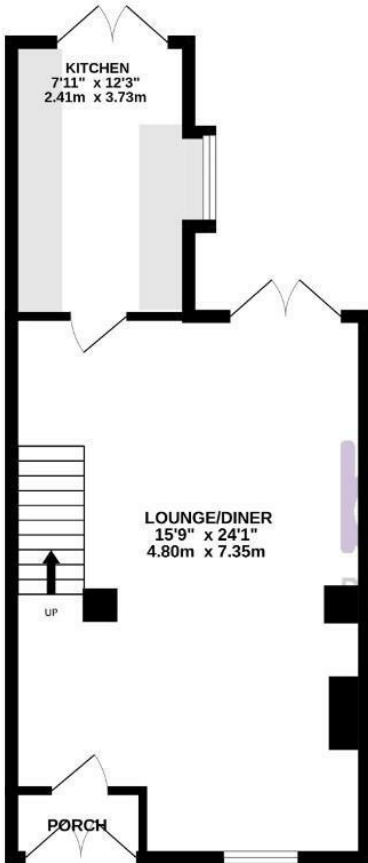
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



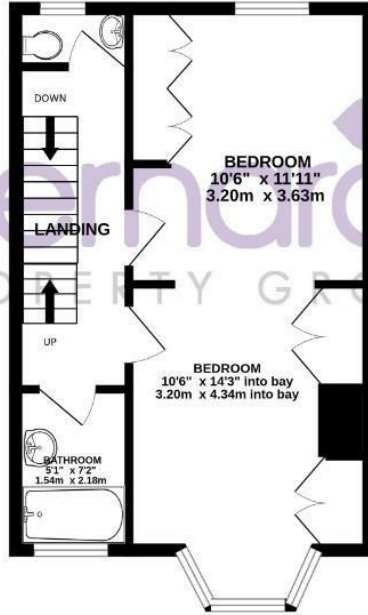
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



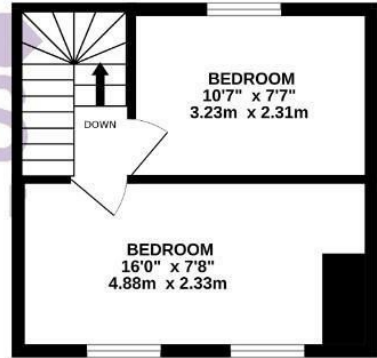
GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

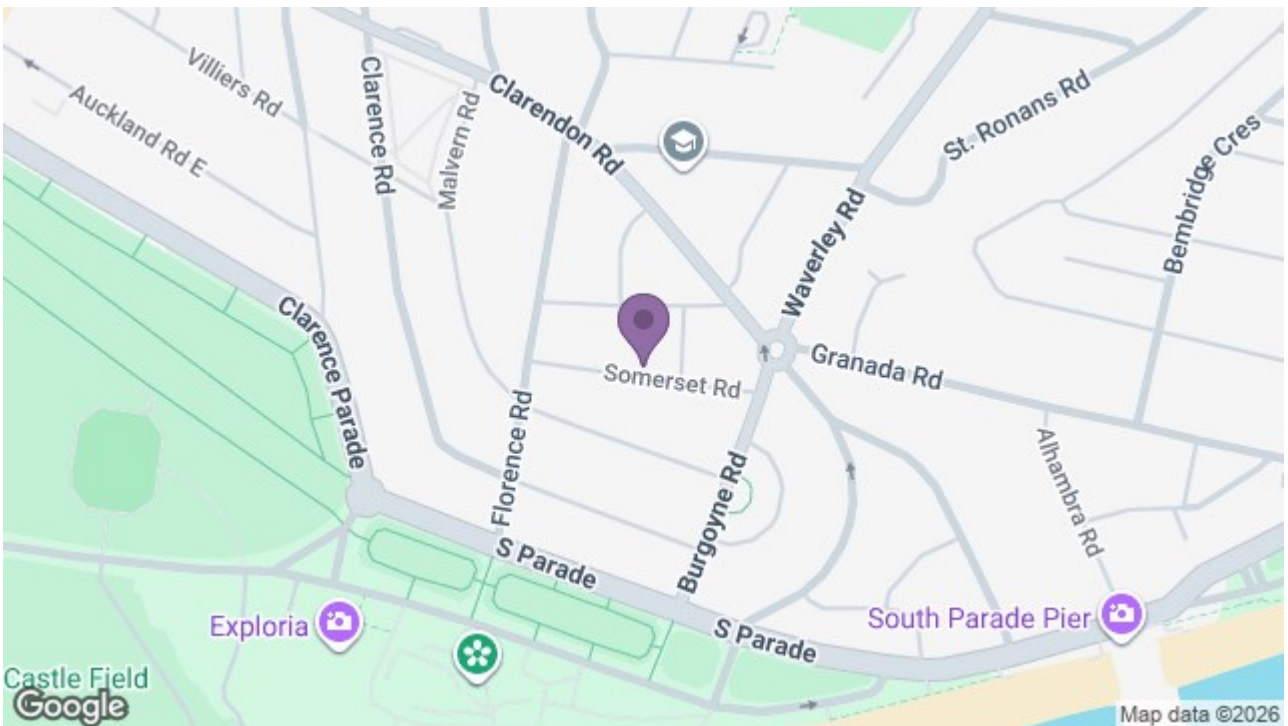


2ND FLOOR  
232 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.0 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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