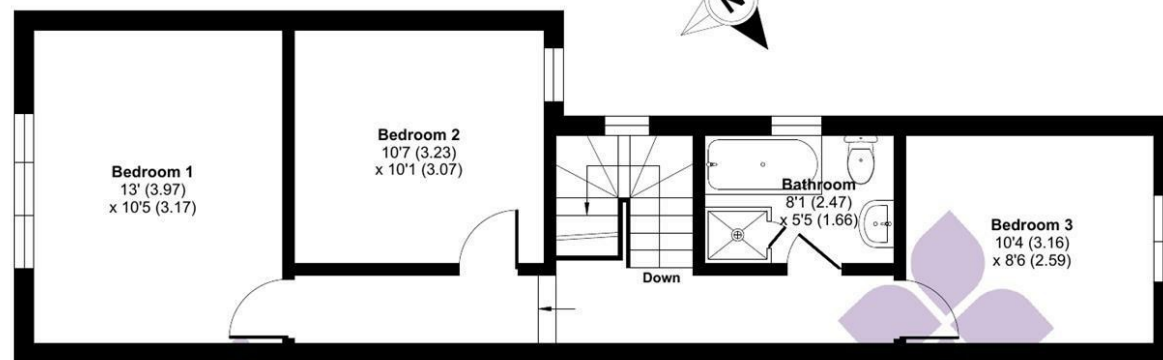
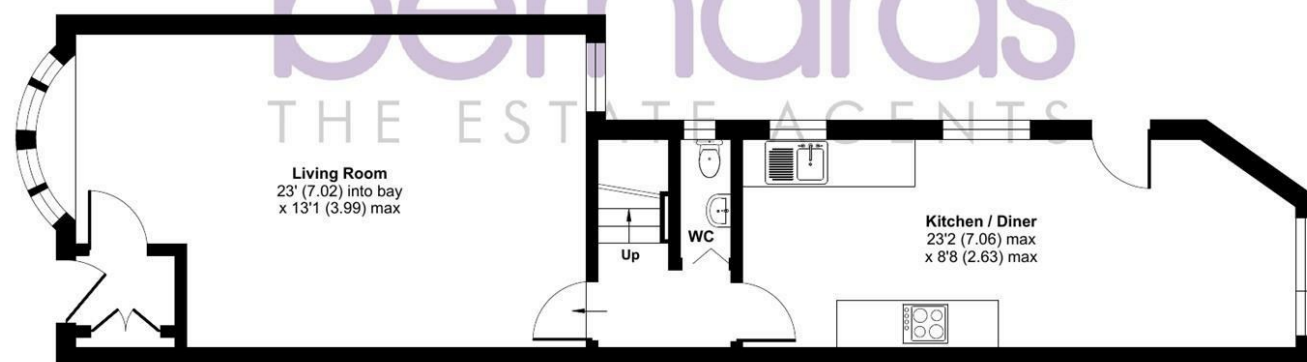


**Cromwell Road, Southsea, PO4**

Approximate Area = 1041 sq ft / 96.7 sq m  
For identification only - Not to scale

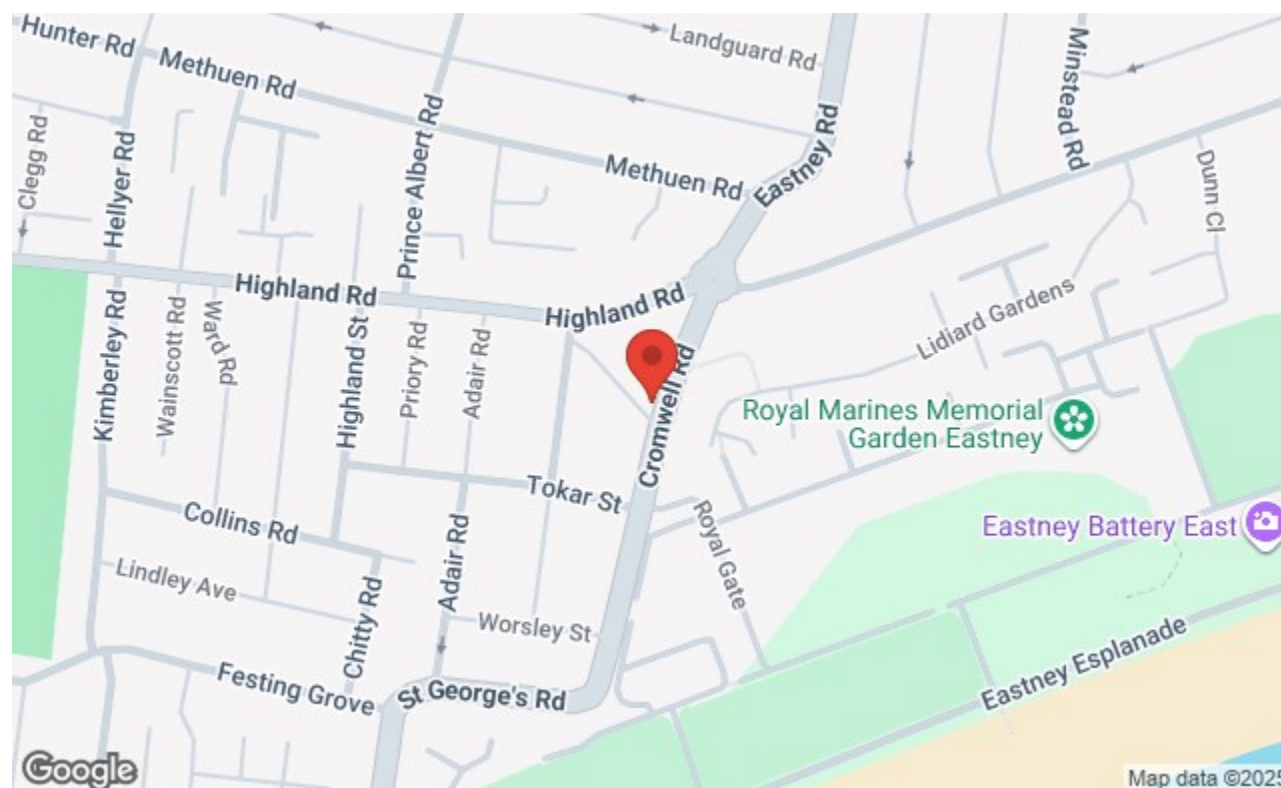


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1329222



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



**Offers In Excess Of £280,000**

Cromwell Road, Southsea PO4 9PN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ LARGE LIVING ROOM
- ❖ KITCHEN/ DINER
- ❖ FOUR PIECE BATHROOM
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ SHORT WALK TO SEAFRONT
- ❖ CENTRAL SOUTHSEA
- ❖ CALL TO VIEW

**\*\*THREE BEDROOM TERRACED HOUSE CLOSE TO SOUTHSEA SEAFRONT\*\***

We are delighted to bring to market this large three bedroom terraced house located in the sought after Eastney area on Cromwell Road.

The property offers good size rooms throughout and plenty of space for a family to enjoy. As you enter the home you are greeted by a large living room and a good size kitchen/ diner to the rear, both

of which are flooded with natural light. A downstairs W/C and rear garden complete the ground floor.

Upstairs you have three double bedrooms and a four piece family bathroom. This is an ideal first time buy and allows the new owner to really make put their stamp on the home. Located in Eastney village, the property is a short walk from the seafont, local schools and amenities along with good bus routes across and out of Southsea.

Call today to arrange a viewing  
**02392 864 974**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# 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!

## 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.

## 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.

## LIVING ROOM

23'0" x 13'1" (7.02 x 3.99)

## KITCHEN/ DINER

23'1" x 8'7" (7.06 x 2.63)

## W/C

## BEDROOM ONE

13'0" x 10'4" (3.97 x 3.17)

## BEDROOM TWO

10'7" x 10'0" (3.23 x 3.07)

## BEDROOM THREE

10'4" x 8'5" (3.16 x 2.59)

## BATHROOM

8'1" x 5'5" (2.47 x 1.66)

## PROPERTY TENURE

Freehold



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		
EU Directive 2002/91/EC		
England & Wales		



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