

£365,000

Granada Road, Southsea PO4 0RH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ 3 STOREY TERRACED HOUSE
- ❖ 4 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ LARGE LIVING ROOM
- ❖ WELL PRESENTED
- ❖ IDEAL FAMILY HOME
- ❖ CLOSE TO SEAFRONT
- ❖ LOW MAINTENANCE GARDEN
- ❖ CENTRALLY LOCATED
- ❖ CALL TO VIEW

**\*\* THREE STORY LIVING JUST A FEW ROADS AWAY FROM THE SEAFRONT \*\***

We are delighted to bring to market this well presented family home in Granada Road. With superb access to the seafront and central areas, this property offers a wonderful amount of space to be enjoyed for many years to come.

As you step inside, you are greeted by a lovely size lounge /diner that offers plenty of space to be enjoyed. A well appointed kitchen sits at the rear with access to a low maintenance garden, ideal for BBQs after a

full day at the beach.

Over the top 2 floors, you will find 4 bedrooms and 2 bathrooms, ideal if you have a growing family or regularly have visitors come to stay. This also allows one of the rooms to be used as a home office whilst still maintaining 3 good size bedrooms if needed.

The location is excellent with Granada Road running parallel to the seafront and being accessible within a couple of minutes walk. A brilliant house that needs to be viewed to fully appreciate the amount of accommodation on offer.

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







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# PROPERTY INFORMATION

## GROUND FLOOR

**LOUNGE / DINING ROOM**  
27'5" x 11'4" (8.36m" x 3.45m")

**KITCHEN**  
16'4" x 6'10" (5.00m" x 2.09m")

**UTILITY ROOM**  
7'7" x 6'7" (2.31m" x 2.01m")

## FIRST FLOOR

**BEDROOM 1**  
18'3" x 7'11" (5.56m" x 2.41m")

**BEDROOM 4**  
9'0" x 8'2" (2.75m" x 2.49m")

**BATHROOM**  
10'2" x 7'2" (3.11m" x 2.19m")

## SECOND FLOOR

**BEDROOM 2**  
13'6" x 11'2" (4.12m" x 3.42m")

**BEDROOM 3**  
8'4" x 8'4" (2.56m" x 2.55m")

**SHOWER ROOM**  
8'2" x 5'5" (2.49m" x 1.66m")

**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**  
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.

**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!



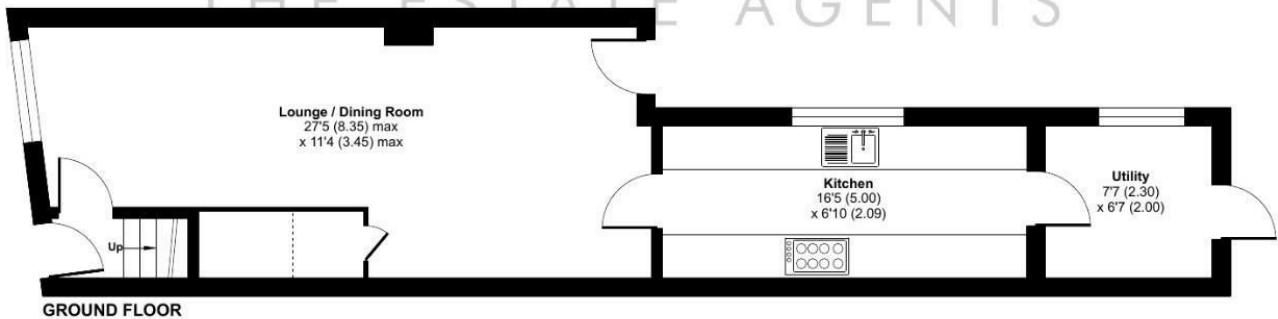
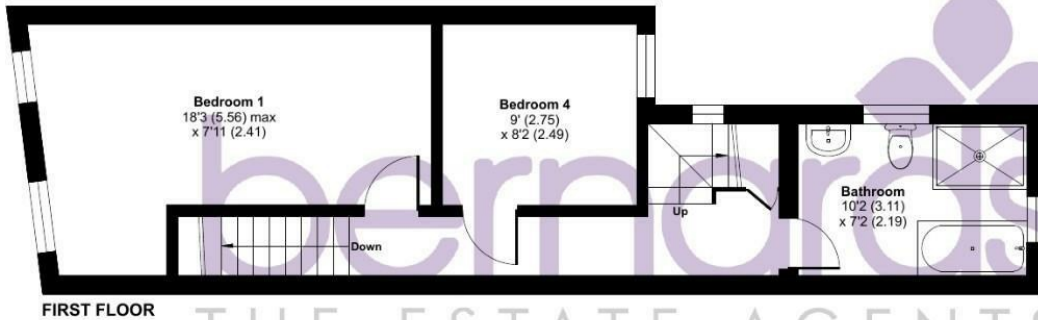
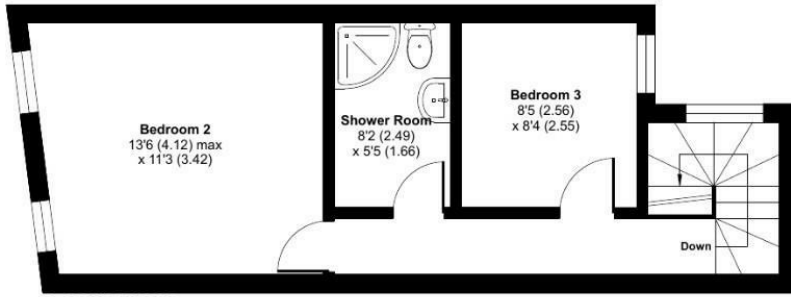
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales	EU Directive 2002/91/EC	



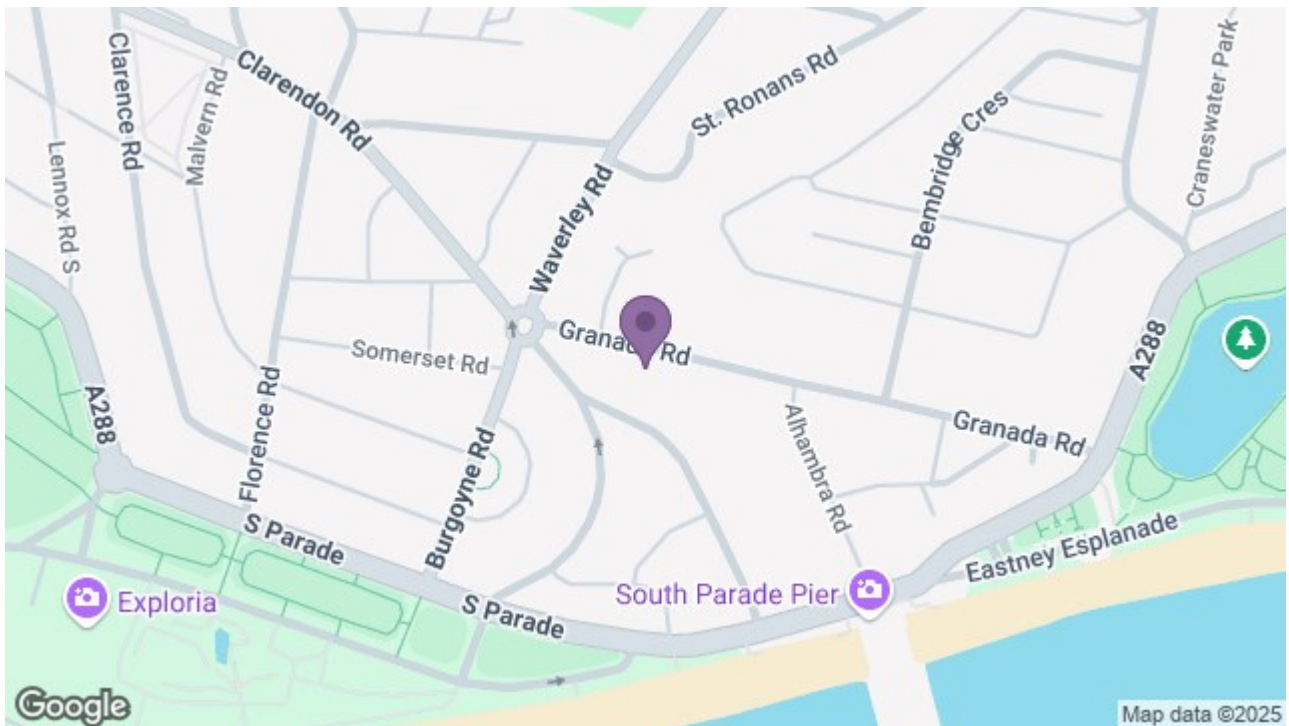
# Granada Road, Southsea, PO4

Approximate Area = 1252 sq ft / 116.3 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1328926



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