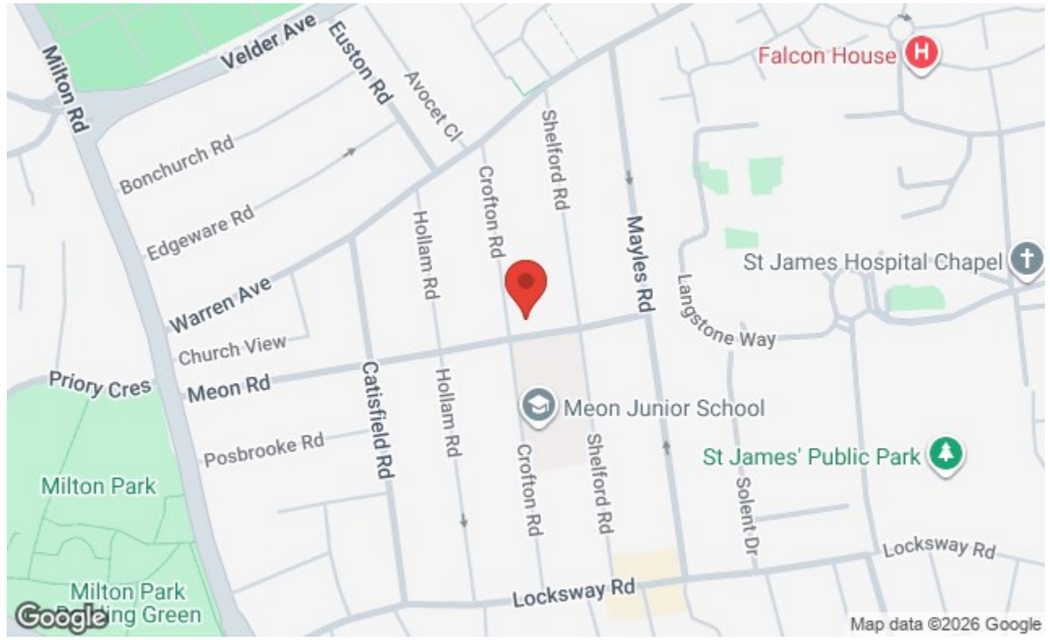
Crofton Road, Southsea, PO4

Approximate Area = 1325 sq ft / 123 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1513287



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

FOR SALE

£375,000

Crofton Road, Southsea PO4 8NX

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- THREE BEDROOM
- TERRACED HOUSE
- DRIVEWAY
- LARGE KITCHEN/ DINER
- LOFT ROOM
- SOUTH FACING GARDEN
- REQUESTED LOCATION
- CLOSE TO LOCAL PARKS
- SHORT WALK TO SCHOOLS
- CALL TO VIEW

Welcome to Crofton Road and this well-presented three-bedroom terraced house benefitting from the rare opportunity of driveway parking for various cars.

The property features two inviting reception rooms, perfect for both relaxation and entertaining. The open-plan kitchen diner is a highlight, providing a spacious area for family meals and gatherings.

The three generously sized bedrooms, with the addition of a large loft room adds versatility, making it ideal for a home office or playroom. The low-maintenance rear garden is a lovely outdoor space and benefits from the outdoor/ indoor living with bifold doors opening into the kitchen/ dining area.

For those with vehicles, the property includes parking for various cars, a valuable asset in this desirable area. Furthermore, the location is superb, with local schools, parks, and amenities just a stone's throw away, making it an ideal choice for families and professionals alike. This is not an opportunity to be missed, call to view!

Call today to arrange a viewing
02392 864 974
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!

COUNCIL TAX BAND B

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
16'7" x 13'3" (5.07 x 4.06)

KITCHEN/ DINING ROOM
20'0" x 10'10" (6.11 x 3.32)

GARDEN ROOM
9'4" x 8'10" (2.85 x 2.71)

BEDROOM ONE
12'5" x 12'1" (3.80 x 3.69)

BEDROOM TWO
12'6" x 11'0" (3.83 x 3.36)

BEDROOM THREE
7'2" x 6'4" (2.19 x 1.94)

LOFT ROOM
18'6" x 10'0" (5.65 x 3.07)

BATHROOM
12'4" x 5'10" (3.78 x 1.80)





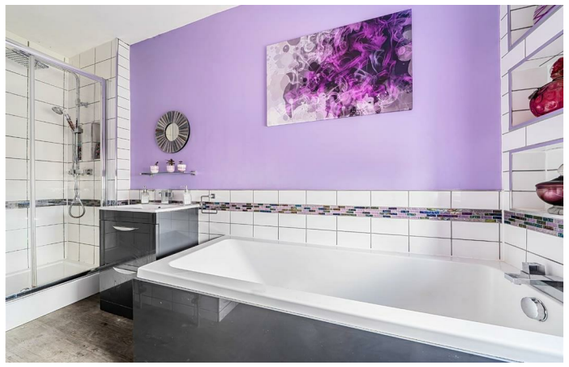




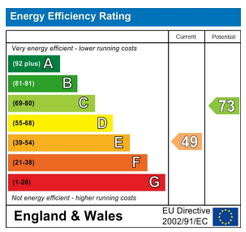












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