£850,000

Parkstone Avenue, Southsea PO4 0QZ

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THE ESTATE AGENTS

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## HIGHLIGHTS

- LARGE SOUTHSEA RESIDENCE
- 5/6 BEDROOMS
- HOME OFFICE
- OVER 3 FLOORS
- OPEN PLAN KITCHEN DINER
- BI FOLDS INTO GARDEN
- GARAGE & PARKING
- IDEAL FAMILY HOME
- REQUESTED LOCATION
- CALL TO VIEW

** EXCEPTIONAL FAMILY HOME IN HIGHLY REQUESTED LOCATION **

An outstanding three-storey family residence, enviably positioned within the highly sought-after Craneswater residential area of Southsea. Showcasing high ceilings, elegant proportions and a desirable coastal setting, this impressive home offers an exceptional blend of space, style and practicality, perfectly tailored to modern family living.

From the moment you step inside, a notably spacious reception hallway creates an immediate sense of scale and welcome, leading through to an elegant formal living room. To the rear, the property opens into a stunning open-plan kitchen, dining and living space — the true heart of the home. Bright, airy and wonderfully sociable, this beautifully proportioned area is ideal for both relaxed family life and entertaining, with bi-fold doors providing a seamless connection to the south-facing rear garden.

Arranged across the upper two floors are five generous double bedrooms and two well-appointed family bathrooms, providing excellent accommodation for a growing household. The versatile layout is further enhanced by a dedicated home office, together with an additional room that would be equally well suited as a snug, games room or sixth bedroom, offering outstanding flexibility to suit a range of lifestyles.

Combining impressive ceiling heights, abundant natural light, generous accommodation and practical storage, this is a home of both style and substance.
Further benefits include off-road parking, a driveway and a good-sized garage, adding to the overall appeal of this superb property in one of Southsea's most desirable residential locations.

Parkstone Avenue is a short walk to the seafront, Canoe Lake, Southsea Castle, Albert Road and central Southsea. There are a range of local schools nearby, including Craneswater Junior and Mayville High School. There are good local transport and road links out of the city and Fratton station provides a direct line to Lond

Call today to arrange a viewing
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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE
16'4" x 16'0" (4.98m" x 4.88m")

### WC

### KITCHEN / DINING ROOM
24'6" x 22'4" (7.47m" x 6.81m")

### UTILITY
9'11" x 6'9" (3.02m" x 2.06m")

## FIRST FLOOR

### BEDROOM 1
16'11" x 16'1" (5.16m" x 4.90m")

### BEDROOM 2
16'1" x 13'2" (4.90m" x 4.01m")

### BEDROOM 5
10'11" x 10'10" (3.33m" x 3.30m")

### BATHROOM
10'11" x 7'4" (3.33m" x 2.24m")

## SECOND FLOOR

### BEDROOM 4
12'9" x 10'1" (3.89m" x 3.07m" )

### BEDROOM 3
13'9" x 9'9" (4.19m" x 2.97m")

### HOME OFFICE
12'9" x 10'10" (3.89m" x 3.30m")

### BEDROOM 6 / GAMES ROOM
11'3" x 7'10" (3.43m" x 2.39m" )

### 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 F
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

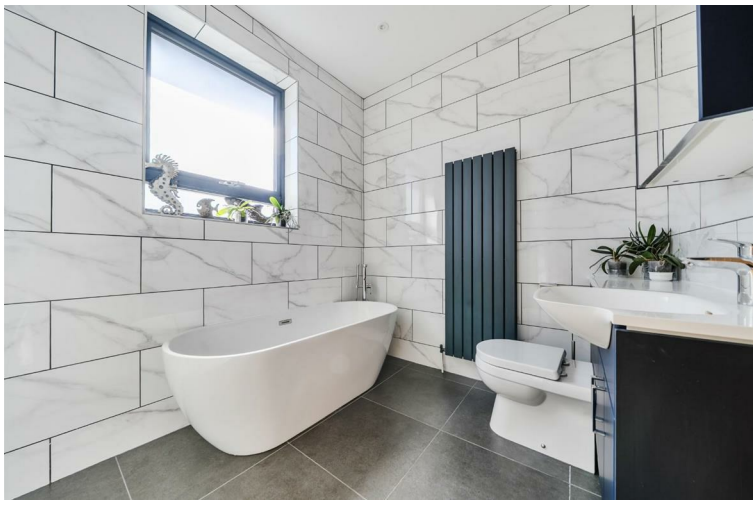
### Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### 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.

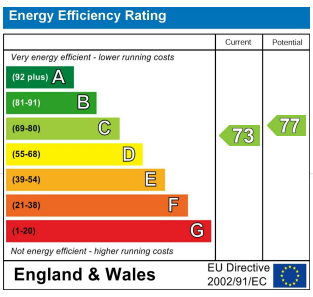
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!







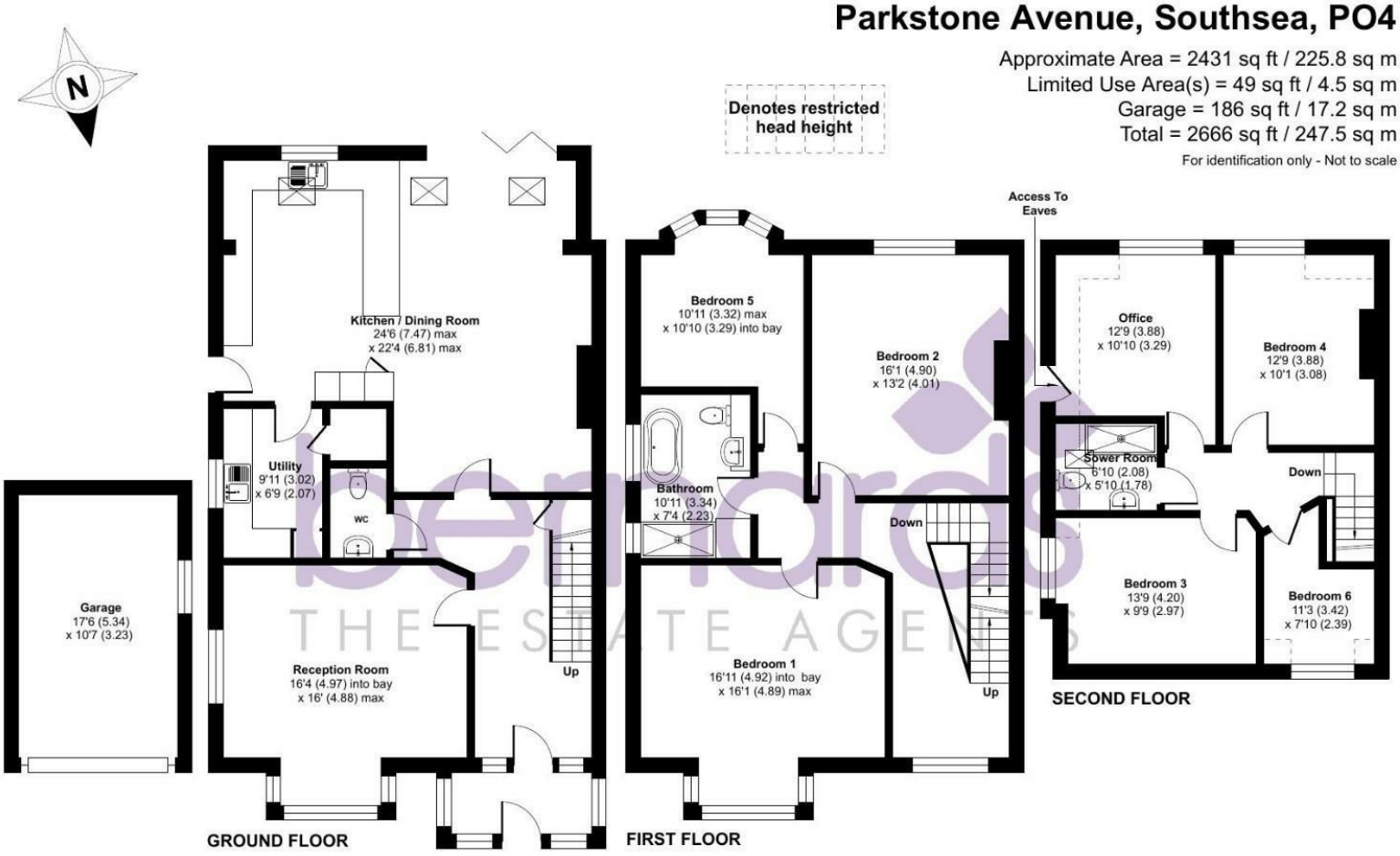




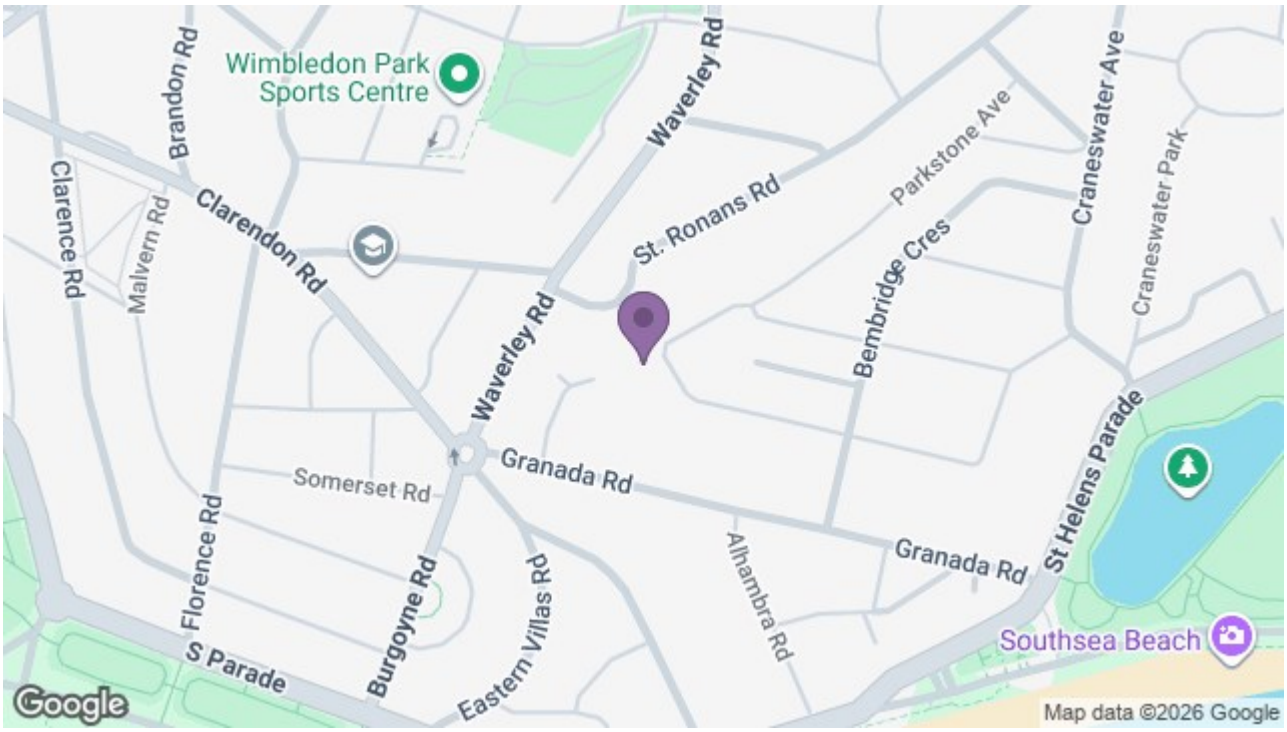

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# Parkstone Avenue, Southsea, PO4

Approximate Area = 2431 sq ft / 225.8 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Garage = 186 sq ft / 17.2 sq m
Total = 2666 sq ft / 247.5 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: 1525291




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