

## Suffolk Road, Southsea, PO4

Approximate Area = 867 sq ft / 80.5 sq m  
For identification only - Not to scale

**FOR SALE**

£260,000

Suffolk Road, Southsea PO4 8EJ

**bernards**  
THE ESTATE AGENTS



2 1 2

### HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 DOUBLE BEDROOMS
- ❖ GROUND FLOOR BATHROOM
- ❖ BAY & FORECOURT
- ❖ POPULAR LOCATION
- ❖ GREAT FIRST TIME BUY
- ❖ IDEAL INVESTMENT
- ❖ CLOSE TO SEAFRONT
- ❖ PARKS NEARBY
- ❖ CALL TO VIEW

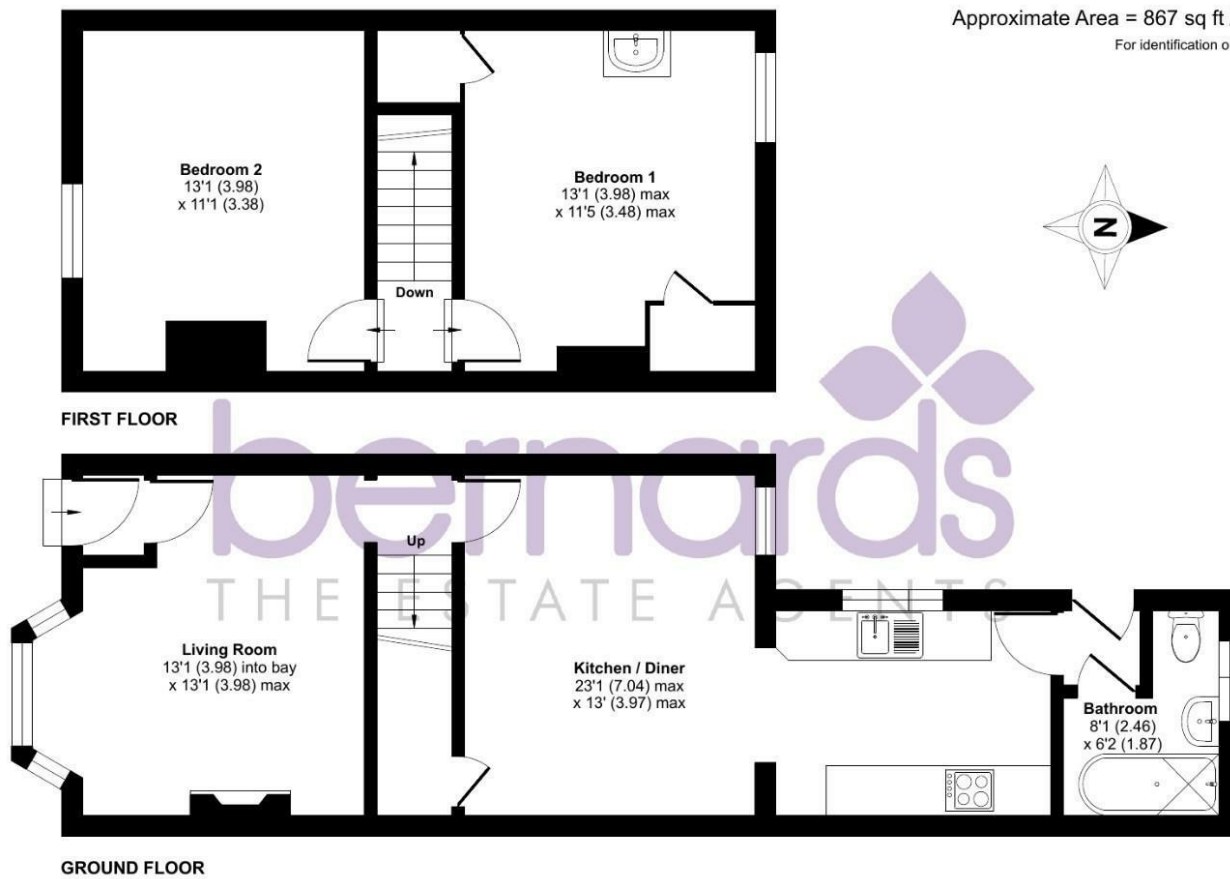
**\*\* SMART TERRACED IN POPULAR LOCATION IDEAL FOR FIRST TIME BUYER \*\***

We are delighted to bring to market this well presented terraced home in Suffolk Road. Ideal for a FIRST TIME BUYER or INVESTOR, this house is a great example of a starter home or super buy to let opportunity that needs to be seen to be appreciated.

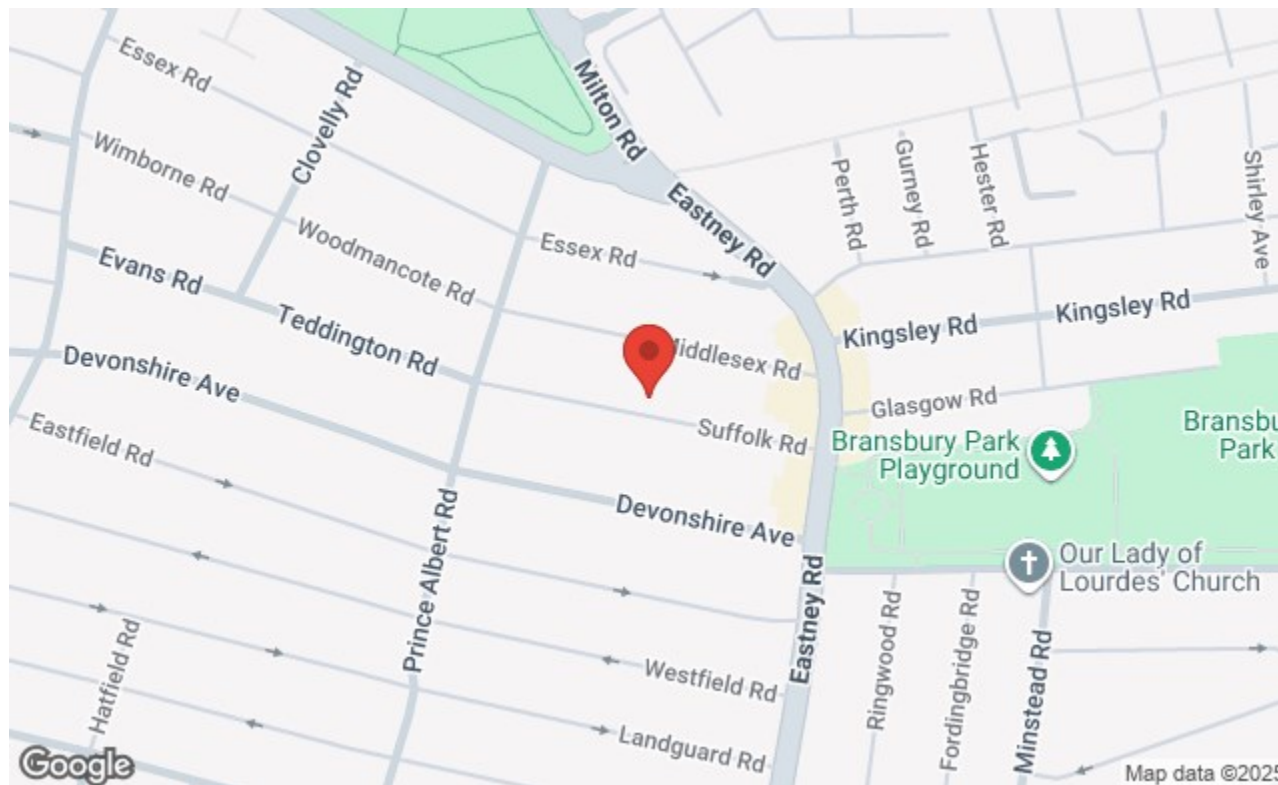
As you step inside you will find a lounge at the front of the property with a second reception in the

middle of the property which opens into a well equipped kitchen. The downstairs bathroom then gives you the benefit of TWO DOUBLE BEDROOMS. A low maintenance rear garden only adds to the appeal

The location is really convenient with it being close to Bransbury Park for families / dog walks, a short distance to the seafront and come convenience stores at the end of the road on Eastney Road. A great opportunity that needs to be viewed as soon as possible



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370558



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



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



# PROPERTY INFORMATION

## GROUND FLOOR

### LIVING ROOM

13'1" x 13'1" max (3.99m x 3.99m max)

### KITCHEN DINER

23'1" x 13'0" max (7.04m x 3.96m max)

### BATHROOM

8'1" x 6'2" (2.46m x 1.88m")

### FIRST FLOOR

### BEDROOM 1

13'1" x 11'5" max (3.99m x 3.48m max)

### BEDROOM 2

13'1" x 11'1" (3.99m x 3.38m")

### 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 B 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.

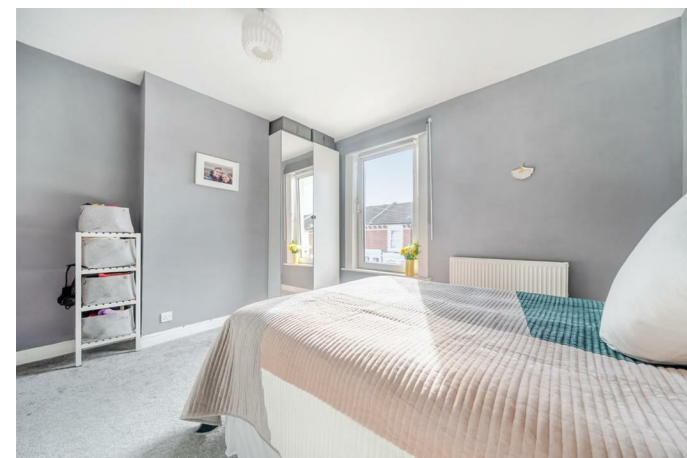
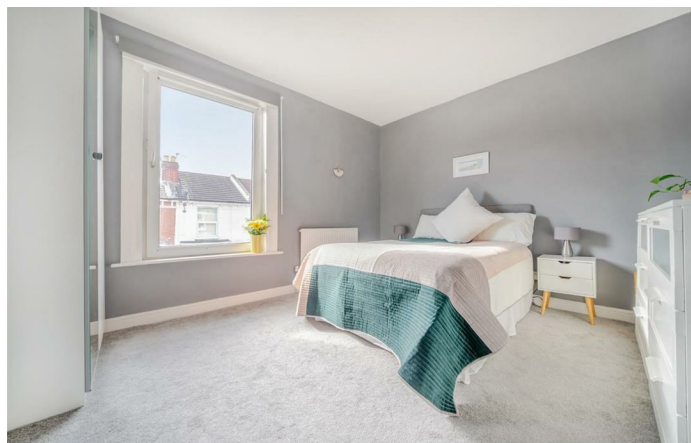
### SOLICITOR

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.

### 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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