£350,000

Burgoyne Road, Southsea PO5 2JJ

bernards
THE ESTATE AGENTS

4 1 1



HIGHLIGHTS

- LARGE SOUTHSEA TOWNHOUSE
- SET OVER 3 FLOORS
- 4 BEDROOMS
- OPEN PLAN LIVING SPACE
- NO ONWARD CHAIN
- REAR ACCESS TO GARAGE
- WALKING DISTANCE TO SEAFRONT
- IDEAL FOR COUPLES OR FAMILY
- CALL TO VIEW

** SOUTHSEA TOWNHOUSE WITHIN WALKING DISTANCE OF SEAFRONT OFFERED CHAIN FREE **

We are delighted to bring to market this generous townhouse in Burgoyne Road. With accommodation set over 3 floors, you have flexibility in how you set up the home whether you are a couple or young family looking for a home to move into and add your own stamp to.

On the ground floor you'll find an integral garage space, utility room, wc and 4th bedroom / home office space. On the first floor is a lovely bright L-Shaped Lounge / Diner with separate kitchen whilst on the second floor you'll find 3 bedrooms and a family bathroom.

The location is fantastic. Running from Clarendon Road down to South Parade, Burgoyne Road offers a convenient and popular spot in Southsea. You are moments from Southsea Seafront, walking distance to central conveniences whilst the home is set back within a pedestrian gated cluster of homes that give a real sense of community. With no onward chain, this is a great opportunity to secure a lovely home.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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PROPERTY INFORMATION

GROUND FLOOR

INTEGRAL GARAGE

BEDROOM 3
8'11" x 8'9" (2.72m" x 2.67m")

UTILITY ROOM
9'0" x 6'8" (2.74m" x 2.03m")

WC

FIRST FLOOR

LIVING ROOM AREA
14'11" x 14'8" (4.55m" x 4.47m")

DINING ROOM AREA
15'4" x 9'7" (4.67m" x 2.92m")

KITCHEN
9'7" x 9'4" (2.92m" x 2.84m")

SECOND FLOOR

BEDROOM 1
16'11" x 10'6" (5.16m" x 3.20m")

BEDROOM 2
12'10" x 8'2" (3.91m" x 2.49m")

BEDROOM 4
9'5" x 7'7" (2.87m" x 2.31m")

BATHROOM
9'3" x 6'0" (2.82m" x 1.83m")

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
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

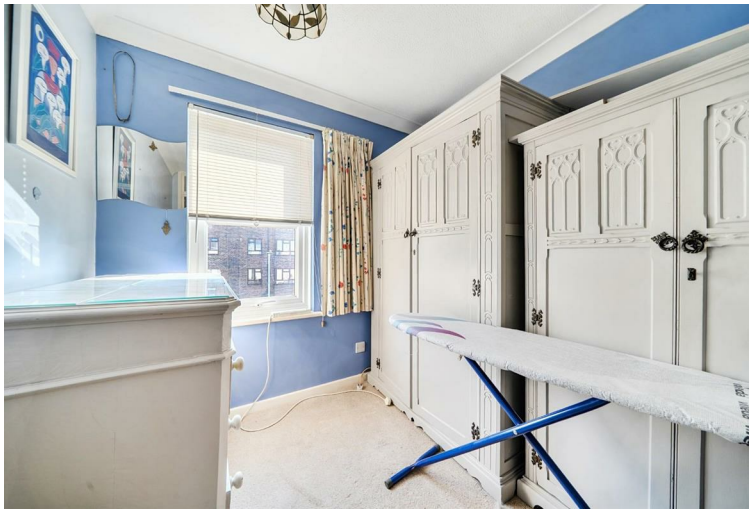
Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

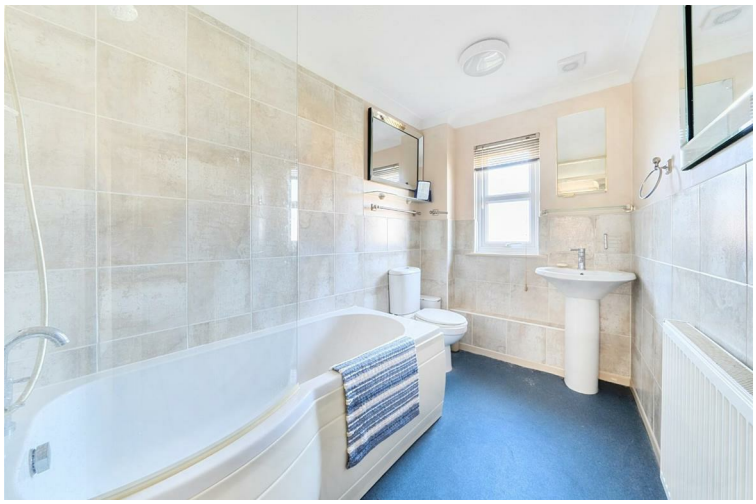
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

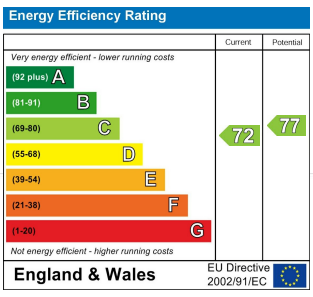
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!







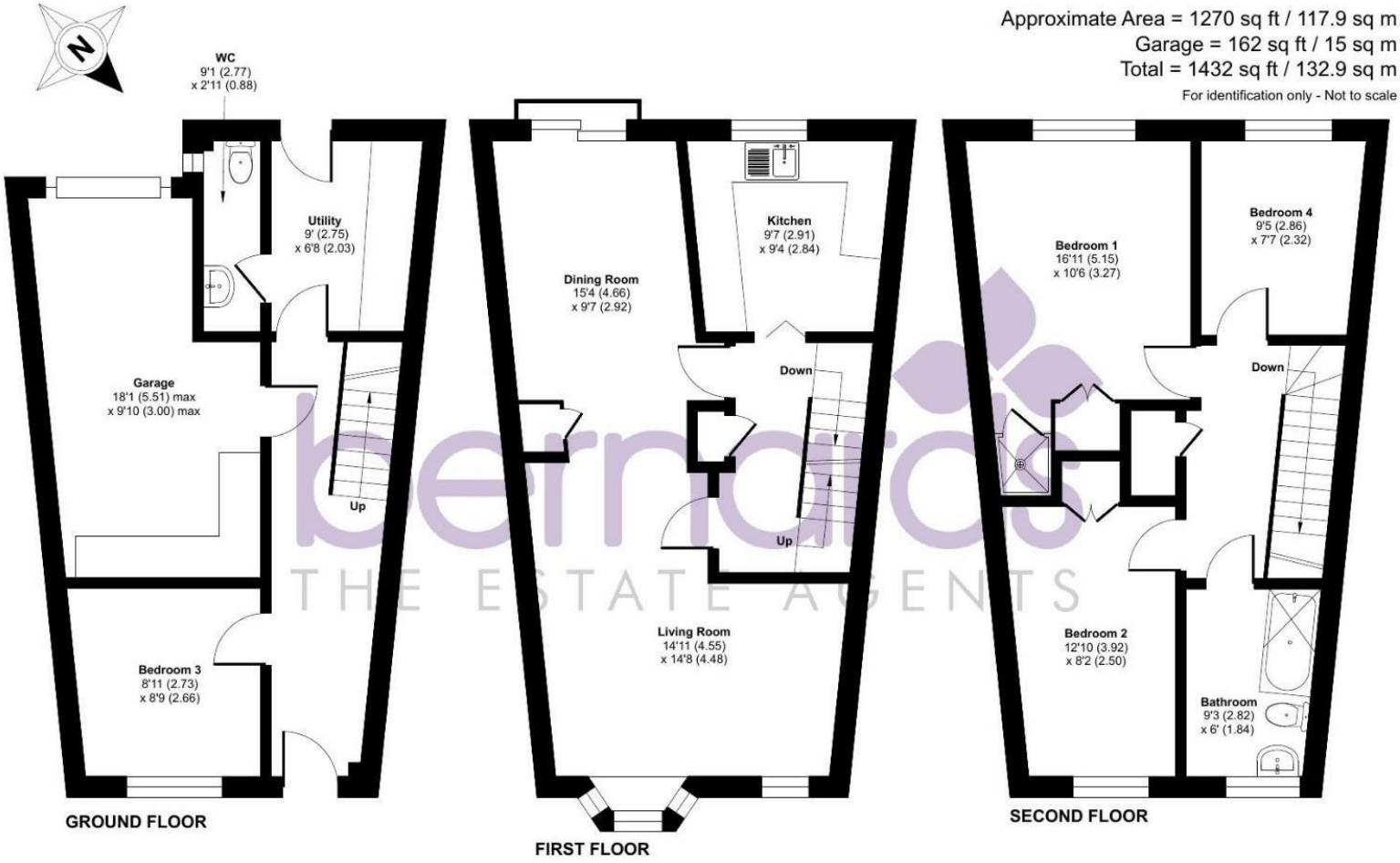




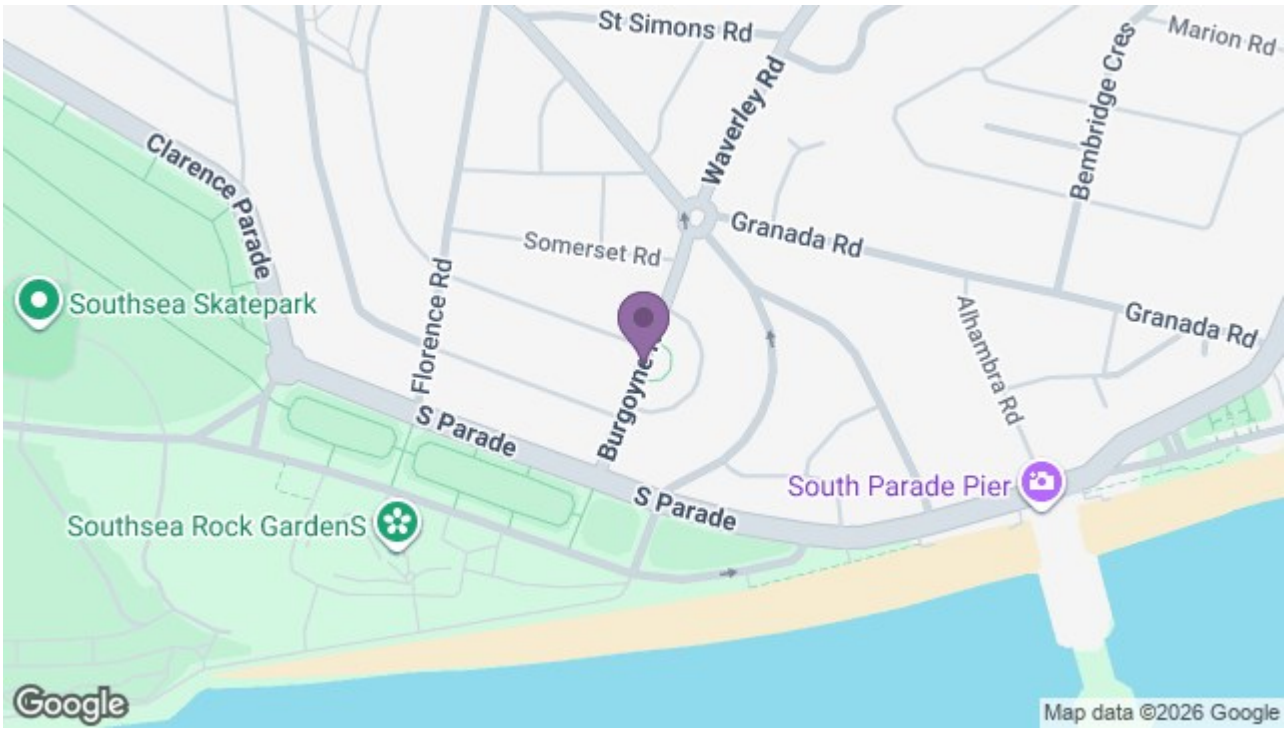
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Burgoyne Road, Southsea, PO5

Approximate Area = 1270 sq ft / 117.9 sq m
Garage = 162 sq ft / 15 sq m
Total = 1432 sq ft / 132.9 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: 1543172



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