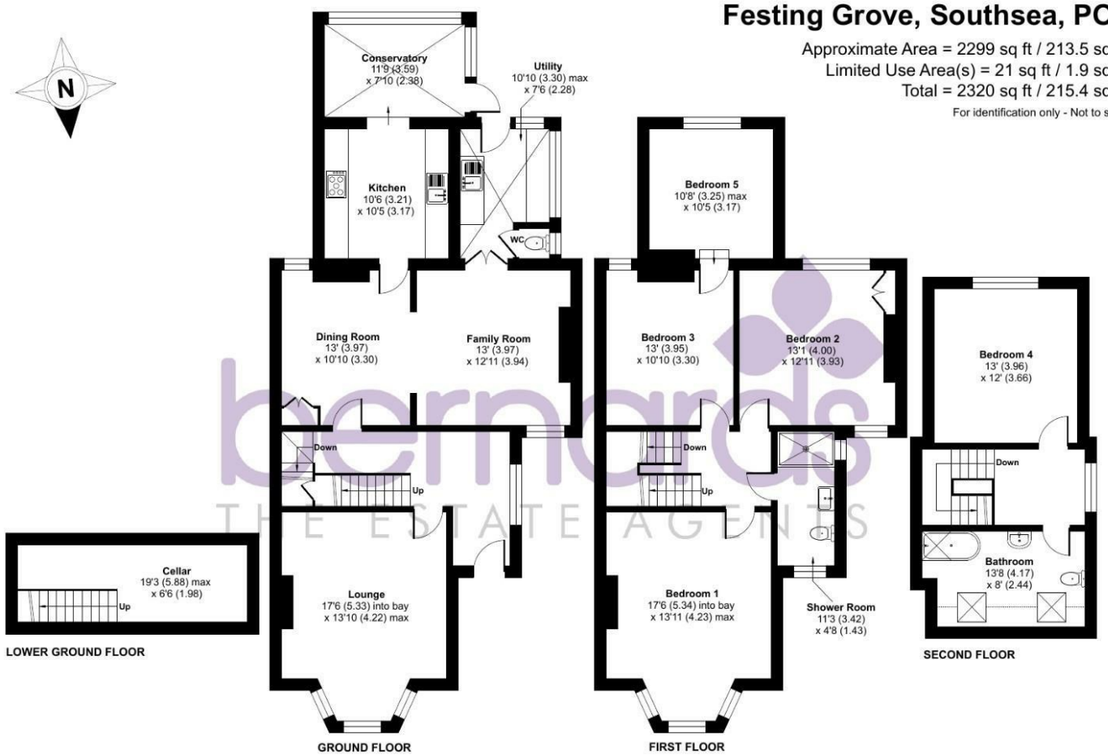
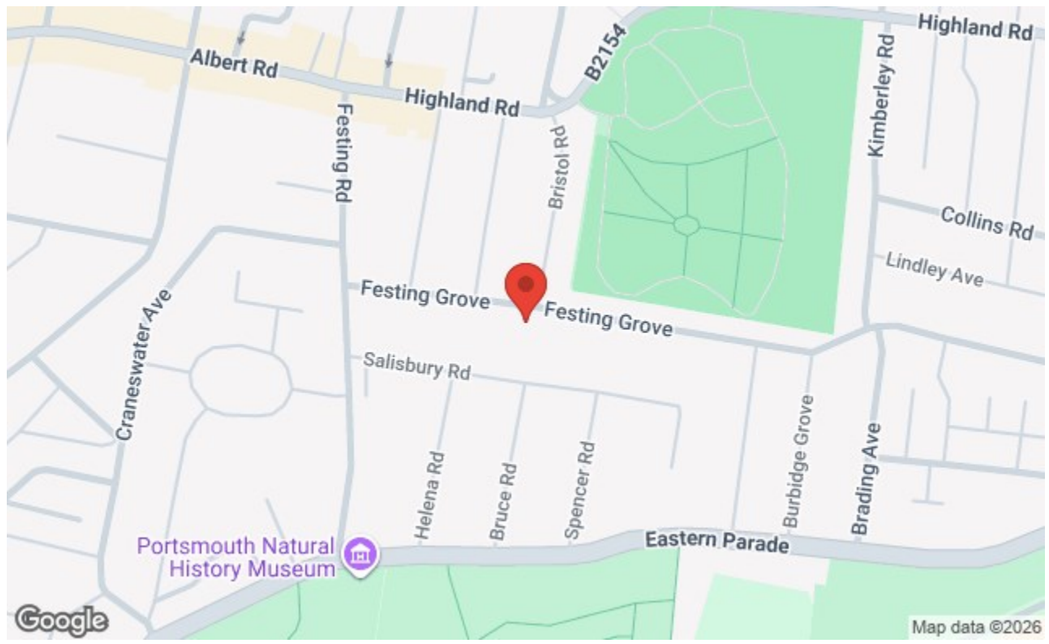
Festing Grove, Southsea, PO4

Approximate Area = 2299 sq ft / 213.5 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 2320 sq ft / 215.4 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: 1404408



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

FOR SALE

£800,000

Festing Grove, Southsea PO4 9QA

bernards THE ESTATE AGENTS

5 2 2

HIGHLIGHTS

- FOUR/ FIVE BEDROOM
- SEMI DETACHED HOUSE
- BAY & FORECOURT
- DRIVEWAY PARKING
- LARGE ROOMS THROUGHOUT
- JAMES BOND STYLE ROOM
- CLOSE TO ALBERT ROAD
- SHORT WALK TO SEAFRONT
- CENTRAL SOUTHSEA
- CALL TO VIEW

FOUR/ FIVE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY, CENTRAL SOUTHSEA

Welcome to Festing Grove and this beautiful semi-detached four/ five bedroom family home located minutes from local amenities, Canoe Lake and Southsea seafront. The property offers the rare advantage of a private driveway providing sought after parking.

This home is well presented throughout with lovely original features and offers spacious rooms across the three levels of accommodation. As you enter the property you are instantly greeted with an light and airy hall which sets the tone for the rest of the home. There is a large living room at the front of the property which boasts a beautiful bay window and the benefit of a log burner warming the room, high on many peoples tick lists. Step into the open plan dining/ living area which is the perfect hosting space for family or friends. Stunning wooden floors, an additional log burner and neutral decor provide elegance and natural lights beams through the kitchen and separate utility room which are located at the rear of the property filling the room. Completing the ground floor is a modern conservatory and a good sized private rear garden.

On the first floor you have three/ four bedrooms, the large master bedroom is located at the front and has the bay window and original fireplace. There are two further double bedrooms with one revealing a secret "James Bond style" room with a pull on a book. The family shower/ wet room is located on this floor.

On the second floor you have another double bedroom and bathroom which finalises the accommodation. The location is second to none and gives access too all of the best spots accross Southsea. The opportunity to purchase a home of this calibre does not come up often, a viewing is highly advised.

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 E

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
17'5" x 13'10" (5.33 x 4.22)

DINING ROOM
13'0" x 10'9" (3.97 x 3.30)

FAMILY ROOM
13'0" x 12'11" (3.97 x 3.94)

KITCHEN
10'6" x 10'4" (3.21 x 3.17)

UTILITY ROOM
10'9" x 7'5" (3.30 x 2.28)

CONSERVATORY
11'9" x 7'9" (3.59 x 2.38)

W/C

CELLAR
19'3" x 6'5" (5.88 x 1.98)

FIRST FLOOR

BEDROOM ONE
17'6" x 13'10" (5.34 x 4.23)

BEDROOM TWO
13'1" x 12'10" (4.00 x 3.93)

BEDROOM THREE
12'11" x 10'9" (3.95 x 3.30)

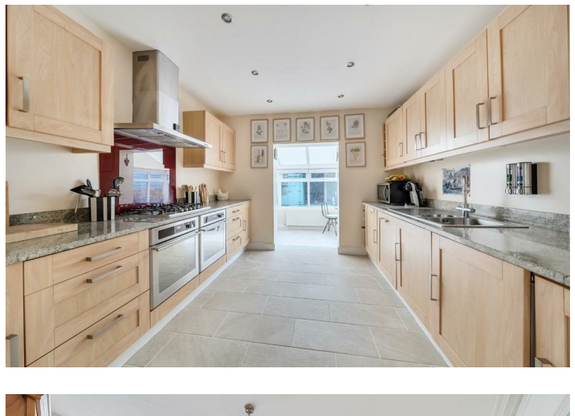
BEDROOM FIVE/ STUDY
10'7" x 10'4" (3.25 x 3.17)

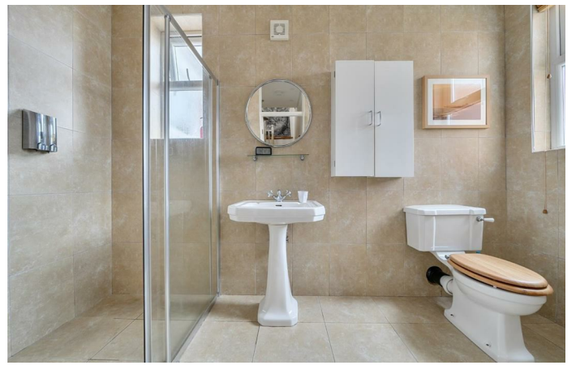
SHOWER ROOM
11'2" x 4'8" (3.42 x 1.43)

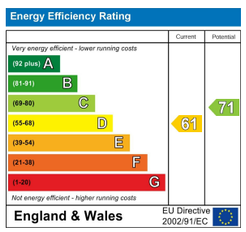
SECOND FLOOR

BEDROOM FOUR
12'11" x 12'0" (3.96 x 3.66)

BATHROOM
13'8" x 8'0" (4.17 x 2.44)







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