

Price Guide £250,000

Somers Road, Southsea PO5 4PU



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ CHAIN FREE
- ❖ LIGHT & AIRY THROUGHOUT
- ❖ WEST FACING GARDEN
- ❖ GREAT FIRST TIME BUY
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ CLOSE TO SEAFRONT
- ❖ SHORT WALK TO LOCAL AMENITIES
- CALL TO VIEW

**\*\*THREE BEDROOM TERRACED HOME IN CENTRAL SOUTHSEA\*\***

We are pleased to bring to market this lovely three bedroom terraced home on Somers Road. This family home is offered CHAIN FREE and offers any new buyer the opportunity to move straight in.

The property comprises of a good size kitchen/ dining room to the front of the building and a large living room to the rear with french doors leading out to a low maintenance west facing garden. Completing the ground floor is a

conservatory/ porch area with space for white goods and a downstairs W/C.

Upstairs you have two double bedrooms with built in storage and a large single bedroom. The family bathroom with shower over bath completes the accommodation. The property is light and airy throughout is turn key for any new owner.

The location is fantastic being a short walk to local amenities and close by to Southsea common & seafront. This is not a chance to be missed and a viewing is highly advised.

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





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# PROPERTY INFORMATION

## GROUND FLOOR

### ENTRANCE PORCH

18'3" x 4'11" (5.56m x 1.50m")

### KITCHEN / DINER

14'5" x 11'11" max (4.39m x 3.63m max)

### WC

### LIVING ROOM

18'2" x 11'1" (5.54m x 3.38m")

## FIRST FLOOR

### BEDROOM 1

14'0" x 11'11" max (4.27m x 3.63m max)

### BEDROOM 2

11'9" x 9'4" (3.58m x 2.84m")

### BEDROOM 3

8'10" x 8'9" (2.69m x 2.67m")

### BATHROOM

5'11" x 5'6" (1.80m x 1.68m")

### 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.

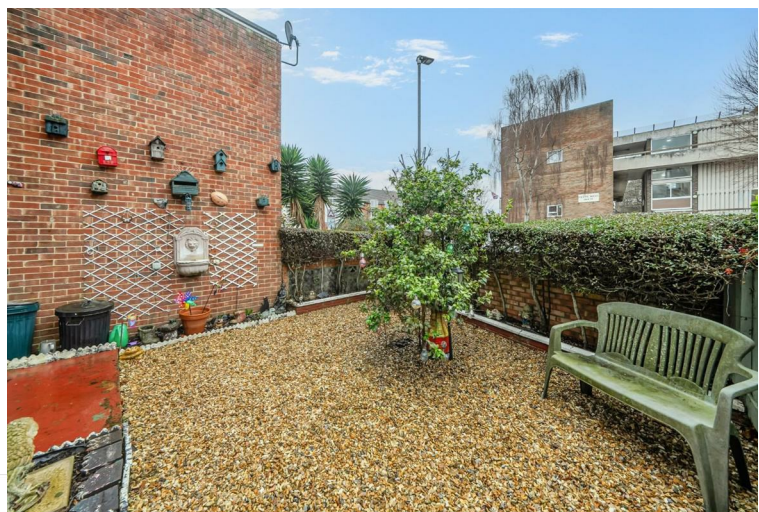
### Solicitor

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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England & Wales		EU Directive 2002/91/EC	



# Somers Road, Southsea, PO5

Approximate Area = 1051 sq ft / 97.6 sq m

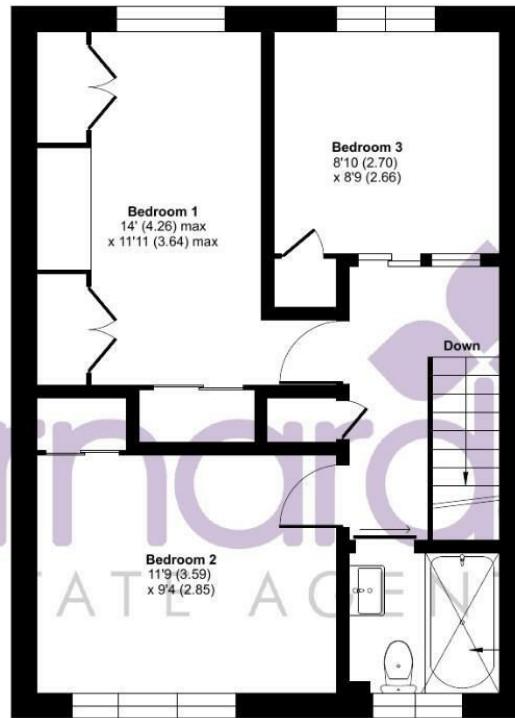
Outbuilding = 44 sq ft / 4 sq m

Total = 1095 sq ft / 101.6 sq m

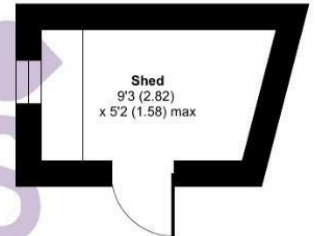
For identification only - Not to scale



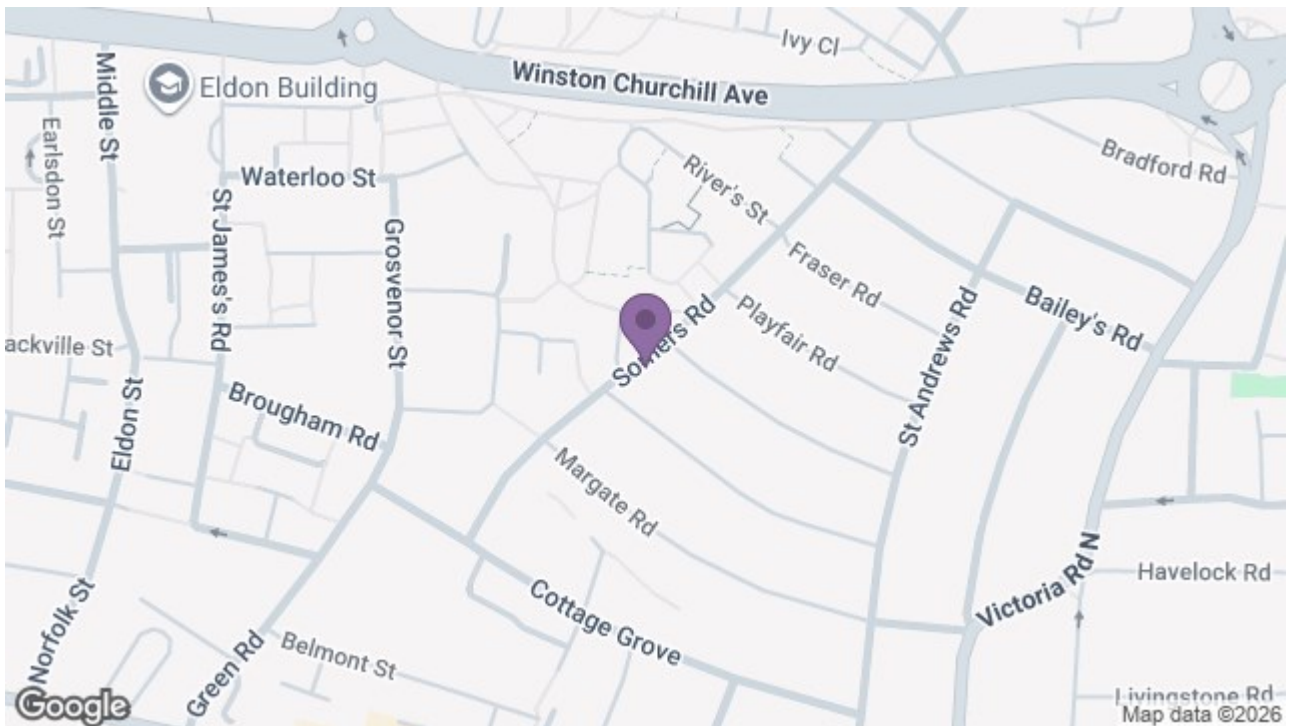
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397164



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